

HUNTERS[®]

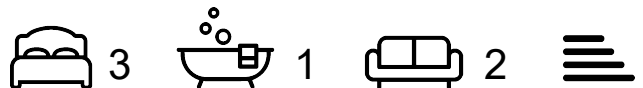
HERE TO GET *you* THERE



Gibbons Hill Road

Dudley, DY3 1QA

Offers In Excess Of £240,000



This beautifully presented three-bedroom semi-detached home at Gibbons Hill Road offers bright, well-proportioned accommodation finished to a consistently high standard throughout.

The property immediately impresses with its clean, fresh interior, where crisp white walls and an abundance of natural light create a calm, open and airy atmosphere. The ground floor provides a spacious and inviting living area, ideal for both relaxing and entertaining, with a layout that flows seamlessly into the kitchen and dining space. The kitchen is neatly arranged with ample storage and work surfaces, offering a practical yet stylish setting for everyday use.

Upstairs, there are three generously sized bedrooms, all immaculately maintained and presented in a neutral style that enhances the sense of space and light. The family bathroom is equally well kept, featuring a modern, clean finish in keeping with the rest of the home.

Externally, the property benefits from a well-kept rear garden which enjoys a particularly desirable position, backing directly onto Sedgley Beacon. This provides a more open outlook and a sense of privacy, along with



Living Room 13' 1" x 11' 8" (3.99m x 3.56m)
This cosy living room features a bay window that fills the space with natural light, creating a bright and welcoming atmosphere. The room benefits from tasteful decorative mouldings and a central fireplace that adds a touch of character and warmth. With neutral tones and wood-effect flooring, it offers a comfortable space to relax and entertain.

Kitchen 10' 9" x 9' 1" (3.28m x 2.77m)
The kitchen is well-appointed with a modern design featuring light cabinetry and wooden worktops that complement the neutral tiling. It includes integrated appliances such as an oven with a gas hob and extractor fan, alongside space for a washing machine. A window above the sink overlooks the garden, while the door provides convenient access to the garden or utility area. The room's flooring has a classic herringbone pattern, bringing a subtle yet stylish touch.

Sitting Room 10' 9" x 10' 7" (3.28m x 3.23m)
Connected to the kitchen, the second sitting room benefits from a set of French doors opening out onto the garden, allowing for a seamless indoor-outdoor flow. This room enjoys plenty of natural light and features neutral walls and wood-effect flooring, providing a perfect setting for family meals or entertaining guests.

Porch
The entrance porch offers a light and airy welcome, with frosted glazed doors and a window that invites natural light in while maintaining privacy. The simple design creates a practical space to greet guests and store outdoor items before stepping into the hallway.

Hallway
The home's hallway is bright and inviting, with neutral decor enhanced by decorative wallpaper panels and carpeting on the stairs. It provides easy access to the main living areas and stairs leading to the first floor, making it a functional and welcoming space to arrive home to.

Bathroom 8' 2" x 5' 5" (2.49m x 1.65m)
This bathroom features a modern, walk-in shower with large, light-coloured tiles that create a fresh and clean environment. There is a frosted window that allows natural light while maintaining privacy. The overall design is simple yet contemporary, offering a calm and practical space.

Bedroom 1 11' 8" x 9' 7" (3.56m x 2.92m)
Bedroom 1 is a well-sized double room with a large window that overlooks the front of the property, allowing plenty of light to filter through. The room benefits from built-in storage and a neutral colour scheme with carpeted flooring, creating a peaceful and relaxing environment.

Bedroom 2 10' 10" x 10' 7" (3.30m x 3.23m)
Bedroom 2 is a comfortable double room with a front-facing window that fills the space with natural light. The neutral décor and carpeted floor present a calm and inviting atmosphere, ideal for rest and relaxation.

Bedroom 3 8' 7" x 8' 2" (2.62m x 2.49m)
Bedroom 3 is a smaller room, perfect as a guest room, nursery, or home office. It features a window overlooking the rear garden and has neutral walls and carpeted flooring, offering a versatile space to suit your needs.

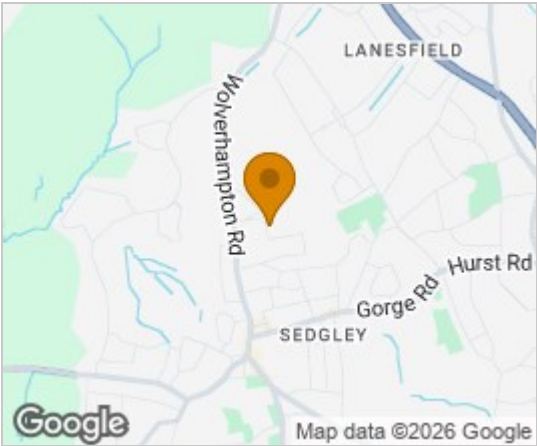
Utility Room 6' 3" x 5' 8" (1.91m x 1.73m)
This utility room is thoughtfully arranged with work surfaces and cupboards for storage. It offers practical facilities and a door to the outside, making it convenient for laundry and additional household tasks.

Rear Garden
The garden is a generous outdoor space, mainly laid to lawn and enclosed by fencing for privacy. A paved patio area provides an ideal spot for outdoor seating and entertaining, while mature trees and shrubbery add a natural backdrop, creating a peaceful and private retreat.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

