



Alderdale Avenue, Dudley, DY3

Offers In The Region Of £350,000

Hunters are delighted to present this beautifully presented three-bedroom detached family home, situated on the popular Northway in Sedgley. Offering well-proportioned accommodation throughout, this impressive property is ideally suited to families, first-time buyers, or those looking to upsize.

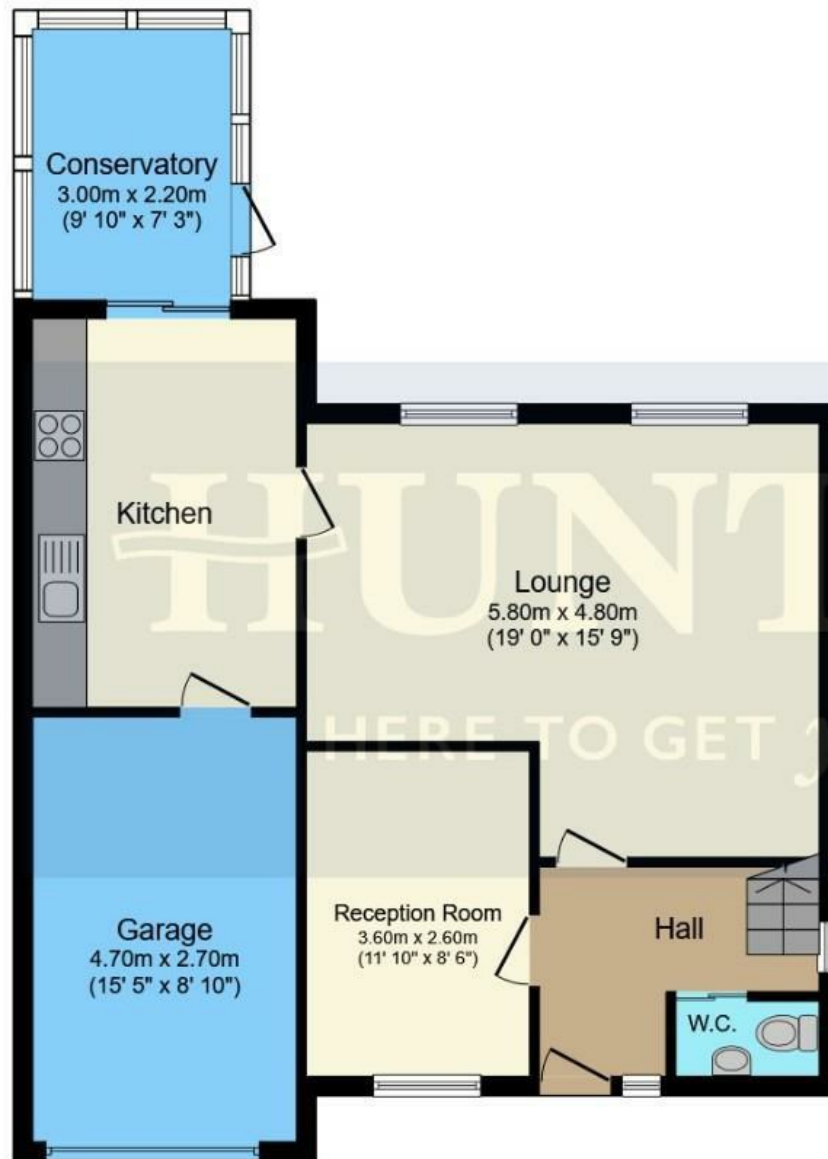
The ground floor features two versatile reception rooms. The principal reception room enjoys an abundance of natural light through large windows overlooking the rear garden, creating a bright and welcoming living space. A second reception room provides excellent flexibility and could be utilised as a formal dining room, playroom, or home office. The well-appointed kitchen is flooded with natural light and offers direct access to the conservatory, further enhancing the property's living and entertaining space. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers a spacious principal double bedroom with built-in wardrobes, a second generous double bedroom, and a well-proportioned single bedroom. The family bathroom is fitted with both a bath and a separate shower cubicle, catering to the needs of modern family living.

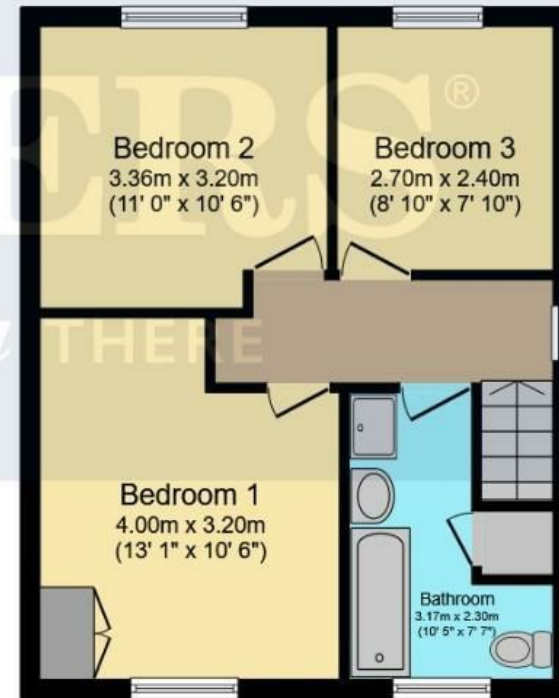
Externally, the property boasts a beautifully maintained rear garden, providing an ideal space for outdoor relaxation and entertaining. Further benefits include a single garage and off-road parking.

Northway is a well-established residential location within Sedgley, offering a peaceful setting while remaining conveniently close to a wide range of local amenities. Sedgley village centre is within easy reach and provides an excellent selection of independent shops, supermarkets, cafés, restaurants, and everyday services. The area is well served by a choice of highly regarded primary and secondary schools, making it particularly attractive to families. Nearby parks, nature reserves, and open green spaces offer excellent opportunities for walking, leisure, and outdoor recreation.

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Ground Floor



First Floor

Total floor area 116.3 sq.m. (1,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Lounge

19' 0" x 15' 9"

The lounge is a spacious and inviting area, featuring wood-effect flooring and two large windows that allow natural light to fill the room. It offers plenty of space for comfortable seating and family gatherings, with the stairs to the first floor situated to one side.

Reception Room

11' 10" x 8' 6"

This well-proportioned reception room provides a versatile space that could be used as a formal sitting area or a quiet retreat for reading and relaxation. It is bright and airy, benefiting from a window to the front and complementary décor, making it suitable for various uses.

Kitchen

The kitchen is well-equipped with a range of white cabinetry contrasted by a black and white tiled splashback and dark flooring. It offers ample work surface and storage space. A dining table is placed near the rear, where sliding doors lead directly into the conservatory, seamlessly linking the indoor and outdoor living spaces.

Conservatory

9' 10" x 7' 3"

The conservatory offers a bright and airy dining space with large windows on three sides, flooding the room with natural light and providing views over the garden. Its peaceful atmosphere is enhanced by a central chandelier, making it ideal for relaxed meals or enjoying the garden surroundings regardless of the weather.

Bedroom 1

13' 1" x 10' 6"

This well-appointed bedroom is designed with built-in storage overhead and to the side, providing excellent space-saving solutions. Soft pastel colours create a calm

atmosphere, and the large window with diamond-patterned leaded glass fills the room with light while maintaining privacy.

Bedroom 2

11' 0" x 10' 6"

A cosy bedroom offering a quiet and private space. The window provides ample natural light, complementing the neutral walls and wooden furniture, ideal for a peaceful night's rest.

Bedroom 3

8' 10" x 7' 10"

This bedroom benefits from natural light through its window and a practical layout, making it suitable as a child's bedroom, guest room, or home office space.

Bathroom

10' 5" x 7' 7"

The bathroom is fitted with a bath, separate shower, wash basin, and toilet. A window allows daylight to brighten the space, which is finished with patterned tiles on the floor and walls, providing a clean and functional family bathroom.

Rear Garden

The rear garden is a beautifully maintained outdoor space with a variety of plants, shrubs, and flowering bushes arranged in neat borders and beds. The lawn area is complemented by gravel pathways, creating a charming and private garden ideal for relaxing or entertaining.

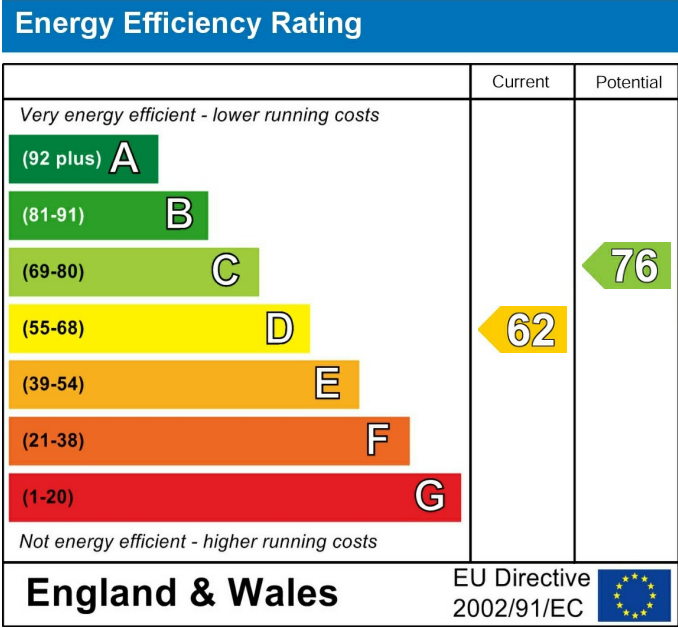
Front Exterior

The front exterior presents an attractive brick-built detached home with a pitched roof, garage, and driveway. The front garden is mainly laid to lawn with mature borders, offering good curb appeal and parking space for vehicles.

Garage

15' 5" x 8' 10"

The garage is attached to the side of the property and provides practical covered parking or storage space. It features a garage door facing the driveway for easy access.



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. 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.









