

HUNTERS®

HERE TO GET *you* THERE



Southview Road.

Dudley, DY3 3PG

Offers In The Region Of £350,000



11 Southview Road is a fantastic family home offering the space, flexibility and modern presentation needed for everyday family life. This impressive four-bedroom semi-detached property provides a well-planned layout, stylish décor throughout and a fantastic-sized rear garden, making it an exciting opportunity for those looking to settle in a popular part of Sedgley.

The ground floor begins with a welcoming entrance hall and offers excellent space for both relaxing and entertaining. The living and dining areas provide two defined yet connected spaces, creating a sociable layout that works perfectly for family time, mealtimes and hosting guests. The kitchen provides a practical setting for everyday cooking and is complemented by a separate utility room and useful ground floor WC, giving the home plenty of functionality for a busy household.

Upstairs, the property offers four bedrooms, making this an excellent option for growing families. The main bedroom is a particular highlight, benefiting from its own private en-suite, while two further double bedrooms provide plenty of additional accommodation. The fourth bedroom offers excellent versatility as a single bedroom, nursery or home office, with a separate family bathroom completing the first floor.



Living Room 11' 0" x 10' 10" (3.35m x 3.30m)
A bright and inviting living room featuring a wide bay window that floods the space with natural light. The room is tastefully decorated with neutral tones and includes a fireplace with a wooden surround, providing a cosy focal point. Hardwood flooring adds warmth and complements the comfortable seating area, making it an ideal space for relaxation or entertaining guests.

Dining Room 10' 11" x 10' 10" (3.33m x 3.30m)
This elegant dining room is designed to accommodate a dining table comfortably, with space for six chairs currently arranged. It benefits from natural light through the French doors that open out to the garden, creating a lovely connection between indoor and outdoor spaces. The walls feature contemporary finishes, and the wooden flooring extends from the living area, enhancing the flow between rooms.

Kitchen 11' 9" x 8' 10" (3.58m x 2.69m)
A modern and practical kitchen offering excellent space for everyday cooking and preparation. The room is well equipped, with generous work surfaces and ample storage throughout. A large bay window provides pleasant views over the garden while allowing plenty of natural light to fill the space. Practical flooring and a well-planned layout create a functional and inviting kitchen ideal for busy family life.

Utility Room 8' 5" x 7' 10" (2.57m x 2.39m)
A dedicated utility room providing a practical and convenient addition to the home, with generous worktop space, excellent provision for appliances and useful additional storage. Natural light creates a bright and pleasant environment, while the durable flooring makes the space perfectly suited to everyday laundry and household tasks.

W.C.
A well-maintained ground-floor cloakroom, providing a convenient and practical addition to the home. The space is neatly presented with a modern finish and easy-to-maintain flooring, ideal for both family life and visiting guests.

Hall
The hallway provides a welcoming entrance to the property with wooden flooring and neutral walls. A staircase with a carpeted runner leads to the first floor, and the space benefits from natural light, creating an airy and open feel as you enter the home.

Main Bedroom 13' 8" x 10' 9" (4.17m x 3.28m)
The main bedroom is a spacious and comfortable retreat with a large skylight that fills the room with natural light. It features a range of fitted wardrobes with wooden doors, offering ample storage. The neutral carpet and walls create a calm and restful atmosphere, complemented by soft recessed lighting.

En-suite 10' 10" x 5' 8" (3.30m x 1.73m)
The en-suite shower room is compact and neatly finished with a white suite, including a shower enclosure with modern tiling. It is connected to the main bedroom for added convenience.

Bedroom 2 12' 0" x 10' 6" (3.66m x 3.20m)
A bright bedroom with a large bay window that offers plenty of natural light. The room is carpeted and decorated in soft neutral tones, providing a peaceful space that can easily serve as a second bedroom or guest room.

Bedroom 3 11' 0" x 10' 9" (3.35m x 3.28m)
Bedroom 3 is a well-proportioned double bedroom offering plenty of space and flexibility. A window provides views to the front of the property while allowing plenty of natural light to fill the room, creating a bright and comfortable space ideal for family members or guests.

Bedroom 4 7' 3" x 6' 1" (2.21m x 1.85m)
A well-presented single bedroom offering a versatile space that would be ideal as a child's bedroom, nursery, home office or hobby room. A window to the rear allows plenty of natural light into the room, creating a bright and pleasant environment.

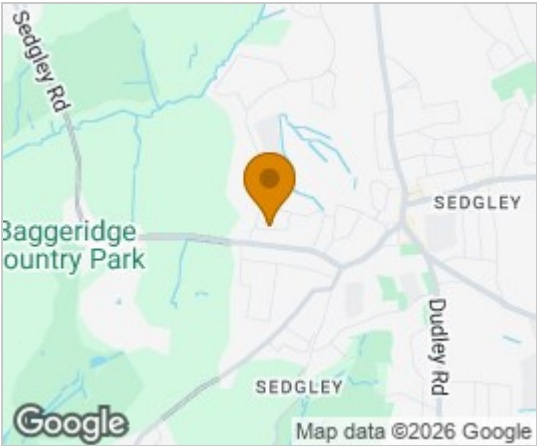
Bathroom 7' 8" x 6' 1" (2.34m x 1.85m)
A modern and well-presented bathroom finished to a fresh, contemporary standard. The space is thoughtfully designed for everyday family use, with stylish tiling and recessed lighting creating a clean and inviting feel.

Rear Garden
A well-maintained rear garden offering a generous lawn bordered by fencing and mature hedging. A paved patio area provides an ideal spot for outdoor seating and entertaining, with plenty of space for children to play or gardening activities.

Front Exterior
The property's front exterior is characterised by a brick and tile semi-detached facade with a bay window and a driveway leading up to an integrated garage. The driveway provides ample off-street parking.

Garage 15' 2" x 10' 6" (4.62m x 3.20m)
The integral garage provides a fantastic and versatile space, ideal for additional storage, a workshop or hobby use. Benefiting from convenient internal access from the hallway, it is a highly practical addition to the home.

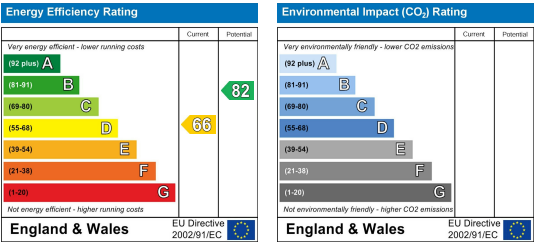
Area Map



Floor Plans



Energy Efficiency Graph



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.

3-5 Bilston Street, Sedgley, DY3 1JA
Tel: 01902 672274 Email: sedgley@hunters.com <https://www.hunters.com>