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Moden Hill

Dudley, DY3 3YB

£450,000

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Some homes are all about the setting and Moden Hill certainly makes the most of its elevated position. With stunning far-reaching views, an abundance of character and beautifully presented accommodation, this four-bedroom detached home offers something genuinely different and is ready for its new owners to simply move in and enjoy.

Inside, the property combines warmth and personality with practical family living. The accommodation offers plenty of versatility, with inviting living spaces designed to take full advantage of the outlook and natural light. The kitchen provides a sociable heart to the home, while four bedrooms give families the flexibility for children, guests or working from home. Throughout, the property has been maintained and presented to an excellent standard, retaining a real sense of character rather than feeling like just another modern family home.

The outside space complements the house beautifully, providing somewhere to relax, entertain and, most importantly, appreciate those impressive views. Its elevated position gives the property a wonderful outlook and a feeling of being tucked away from the everyday, while still remaining incredibly convenient.

Hall
A welcoming hall features a light and airy atmosphere with a wooden staircase and a large window that allows natural light to fill the space.

Living Room 23' 3" x 12' 11" (7.09m x 3.94m)
This spacious living room is bright and inviting, with large windows and French doors that open out onto the deck, offering stunning views over the surrounding countryside. The room features a charming fireplace and stylish herringbone flooring, creating a warm and elegant space to relax or entertain.

Kitchen 15' 11" x 9' 6" (4.85m x 2.90m)
The kitchen is a bright and practical space, featuring an attractive range of shaker-style wall and base units complemented by wood-effect worktops and tiled flooring. Offering ample worktop space and storage, the kitchen is perfectly suited to everyday cooking and family life. A window above the sink allows natural light to flow through while providing views to the side of the property, while a glazed door offers convenient access to the outside.

Dining Area 12' 11" x 6' 2" (3.94m x 1.88m)
Adjoining the living room, this dining area is bright with direct access to the outside deck through French doors, making it ideal for enjoying meals with views over the countryside. The space is cosy and versatile, perfect for family dining or entertaining guests.

Bedroom 1 13' 0" x 11' 5" (3.96m x 3.48m)
Bedroom 1 is a generous double room featuring large windows that frame lovely views and allow plenty of daylight. It benefits from an en-suite shower room providing convenience and privacy.

Bedroom 2 12' 10" x 11' 1" (3.91m x 3.38m)
This double bedroom enjoys light from two windows offering views over the surrounding landscape. The neutral décor and wood-effect flooring create a calming space for rest and relaxation.

Bedroom 3 9' 10" x 8' 0" (3.00m x 2.44m)
Bedroom 3 is a comfortable room with two windows that provide natural light and views. It has wood-effect flooring and neutral walls, allowing for flexible use as a bedroom or study.

Bedroom 4 20' 0" x 8' 4" (6.10m x 2.54m)
This substantial room on the lower ground floor offers versatile accommodation with its own WC. It benefits from two windows providing natural light and could serve as an additional bedroom, office, or hobby room.

Bathroom 10' 1" x 7' 8" (3.07m x 2.34m)
The bathroom is fitted with a modern suite including a bath with an overhead shower and screen, complemented by neutral tiling and a contemporary style.

En-suite 7' 8" x 4' 0" (2.34m x 1.23m)
The en-suite shower room includes a modern shower enclosure and a white basin with storage below, finished in a clean, fresh style for convenience and privacy.

W.C.
A cloakroom W.C. on the ground floor provides a practical addition with a modern white suite.

Rear Garden
The rear garden is a tiered outdoor space offering a mix of paved patios and lawn areas, surrounded by mature trees and shrubs, creating a private and peaceful setting. The garden features a shed and enjoys far-reaching countryside views.

Front Exterior
The front exterior of the property has a pleasant approach with a paved and gravelled pathway bordered by planted areas. The house's brick and white finish is complemented by a green front door, giving a welcoming feel.

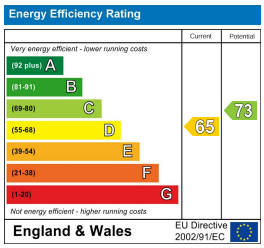
Covered Patio
A covered outdoor seating area runs along the rear of the property, providing shelter and a pleasant place to relax while enjoying the garden and countryside views.

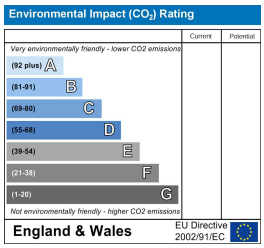
Terrace / Patio
The property boasts a spacious wooden deck with glass balustrades, extending from the living and dining areas. This elevated outdoor space offers exceptional panoramic views over the surrounding countryside, perfect for outdoor seating and dining.

Area Map

Floor Plans

Energy Efficiency Graph





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