

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Monkton Way

Dudley, DY3 4BS

Asking Price £260,000



Presenting this immaculate two-bedroom terraced house, perfectly positioned on Monkton Way in a highly sought-after area. Ideal for first-time buyers, this superbly maintained property combines modern living with a prime location, just moments from attractive nearby parks and local amenities.

Upon entering, you are greeted by a welcoming reception room that serves as a perfect centrepiece for relaxing or entertaining guests. The reception room benefits from direct access to the garden, providing a seamless indoor-outdoor flow and an excellent space for leisure or alfresco dining during warmer months.

The house features two generously sized double bedrooms, both thoughtfully designed to maximise comfort. The master bedroom is especially appealing, boasting built-in wardrobes that offer ample storage while maintaining an uncluttered and elegant feel. The second double bedroom presents a versatile space, ideally suited for guests, children, or a home office.

This property also benefits from a well-appointed modern kitchen, ensuring convenient and practical meal preparation. The contemporary bathroom complements the home's stylish finish, presenting both functionality



Living Room 14' 2" x 13' 7" (4.32m x 4.14m)

The living room is a bright and welcoming space featuring double glazed French doors that open out to the garden, filling the room with natural light. It is carpeted in a soft, neutral tone and has a warm and inviting atmosphere.

Kitchen 9' 10" x 6' 7" (3.00m x 2.01m)

The kitchen is designed with a practical layout featuring white cabinetry paired with dark work surfaces and integrated stainless steel appliances including an oven, gas hob with extractor hood, and a dishwasher. There is a window above the sink providing good natural light, and the flooring is light-toned, creating a clean and modern feel.

W.C.

The cloakroom is neatly presented with white walls and a small window. It includes a close-coupled WC and a pedestal wash basin with a tiled splashback, maintaining a simple and clean design.

Bedroom 1 13' 7" x 8' 7" (4.14m x 2.62m)

Bedroom 1 is a spacious and serene room with two windows allowing plenty of daylight. It is carpeted in a soft neutral tone and decorated in calming colours. The room comfortably fits a double bed with bedside tables and has additional space for a chair and a full-length mirror, creating a relaxing retreat.

Bedroom 2 10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom 2 is a well-proportioned room with two windows offering natural light and views of the neighbourhood. It is carpeted in a neutral shade and arranged as a study with a desk and chair, making it a versatile space for work or rest.

Bathroom 6' 6" x 5' 7" (1.98m x 1.70m)

The bathroom features a white suite with a bath and shower screen, a wash basin, and a toilet. The walls around the bath are tiled in a soft grey tone, complemented by matching floor tiles, creating a clean and contemporary finish.

Rear Garden

The rear garden offers a pleasant outdoor space with a neatly maintained lawn and a paved patio area adjoining the house. There is a raised decking section with a comfortable outdoor seating area, a barbecue, and a wood storage space, making it ideal for relaxing or entertaining in the warmer months. The garden is enclosed by a light-coloured wooden fence providing privacy.

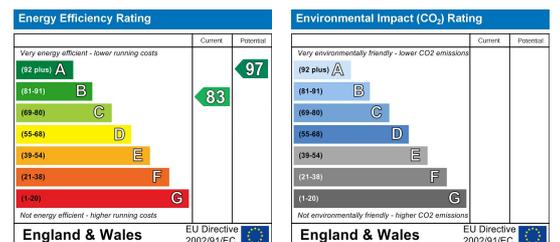
## Area Map



## 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](mailto:sedgley@hunters.com) <https://www.hunters.com>