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## Grafton Gardens.

Dudley, DY3 3ES

Offers In The Region Of £260,000



Nestled in the tranquil cul-de-sac of Grafton Gardens in Dudley, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household. A notable feature of this home is the converted garage, which can be utilised as a versatile space, whether for storage, a home office, or a playroom for children.

The private rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting barbecues with family and friends. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

With its appealing location and practical layout, this property is a wonderful choice for those seeking a peaceful yet accessible living environment. Don't miss the chance to make this house your home.



Lounge 17' 4" x 10' 0" (5.28m x 3.05m)  
This cosy lounge features a bay window that fills the space with natural light. The room is presented with neutral tones and has a traditional fireplace as its focal point. It benefits from a good-sized radiator and carpeted flooring, creating a warm and comfortable atmosphere. The lounge flows into the dining area and kitchen, making it an inviting space for family living and entertaining.

Dining Area 16' 2" x 6' 4" (4.93m x 1.93m)  
The dining area offers a bright and airy space, with sliding doors that open out to the garden deck, providing a seamless connection to the outdoors. The light wood flooring adds a fresh and clean feel to the room, which is warmed by a radiator. This space sits adjacent to the kitchen, making it practical for everyday meals and social gatherings.

Kitchen 8' 6" x 8' 3" (2.59m x 2.51m)  
The kitchen is equipped with a range of cream cabinetry complemented by dark countertops and a stylish black tiled backsplash. It features a freestanding cooker with an extractor hood above and a window that lets in natural light. The flooring is a patterned vinyl that adds character to the space, making it both functional and visually appealing.

Shower Room 6' 2" x 5' 4" (1.89m x 1.62m)  
The shower room on the first floor is modern and well-appointed, featuring a large walk-in shower with glass screen, a fitted vanity unit with a basin, and a close-coupled WC. The light grey tiling and a frosted window provide a clean and contemporary look while maintaining privacy.

Bedroom 1 10' 9" x 10' 2" (3.28m x 3.10m)  
Bedroom 1 is a bright and comfortable double room with a large window looking out to the front, flooding the room with natural light. It includes a radiator and carpeted flooring, with a feature wallpaper adding a subtle touch of character to one wall.

Bedroom 2 11' 0" x 8' 8" (3.35m x 2.64m)  
Bedroom 2 is a slightly smaller double room, also enjoying a large front-facing window and carpeted flooring. A geometric patterned wallpaper adds a modern flair, while the radiator ensures the room remains cosy throughout the year.

Bedroom 3 7' 6" x 6' 8" (2.29m x 2.03m)  
Bedroom 3 is a smaller room that could serve as a single bedroom or study space. It has a front-facing window, carpeted flooring, and a radiator, with simple white walls that provide a blank canvas for decoration.

Hallway  
The hallway provides a welcoming entrance with wood-effect flooring that leads through to the lounge and kitchen areas. The staircase to the first floor is carpeted, and the space is bright and airy, helping to create a practical flow throughout the ground floor.

Rear Garden  
The rear garden features a decked patio area ideal for outdoor seating and entertaining, leading onto a lawn bordered by fencing and mature shrubs. A useful garden shed provides storage, making this an attractive, low-maintenance outdoor space.

Front Exterior  
The front exterior presents a traditional semi-detached home with a driveway providing off-road parking. The brick and pebble-dash facade is complemented by a porch with a white door and a bay window, creating an inviting entrance.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

