



## Dibdale Road

Dudley, DY1 2RX

Offers In The Region Of £285,000



Presenting to the market a unique FOUR BEDROOM SEMI-DETACHED PROPERTY located in close proximity to great local schools, amenities and transport links. The property is one of a kind on the street thanks to its expansive lower floor and features a lower floor complete with shower room, bedroom and a study/office ideal for those now working from home. This home has lots of outdoor space and living areas with multiple reception rooms perfect for larger families in need of a more flexible style of living. The property is to briefly comprise of; entrance hall, lounge, dining room, kitchen, four bedrooms, shower room, bathroom, off/study, garage, off-road parking and large mature rear garden.

VIEWING IS HIGHLY RECOMMENDED.



Lounge 10'10" x 12'10" (3.3 x 3.9)

Dining Room 10'10" x 11'6" (3.3 x 3.5)

Kitchen 16'9" x 7'3" (5.1 x 2.2)

Office 10'2" x 11'6" (3.1 x 3.5)

Bedroom One 10'2" x 11'10" (3.1 x 3.6)

Bedroom Two 10'10" x 10'10" (3.3 x 3.3)

Bedroom Three 6'7" x 6'11" (2 x 2.1)

Bedroom Four 8'10" x 11'2" (2.7 x 3.4)

Family Bathroom 5'7" x 7'3" (1.7 x 2.2)

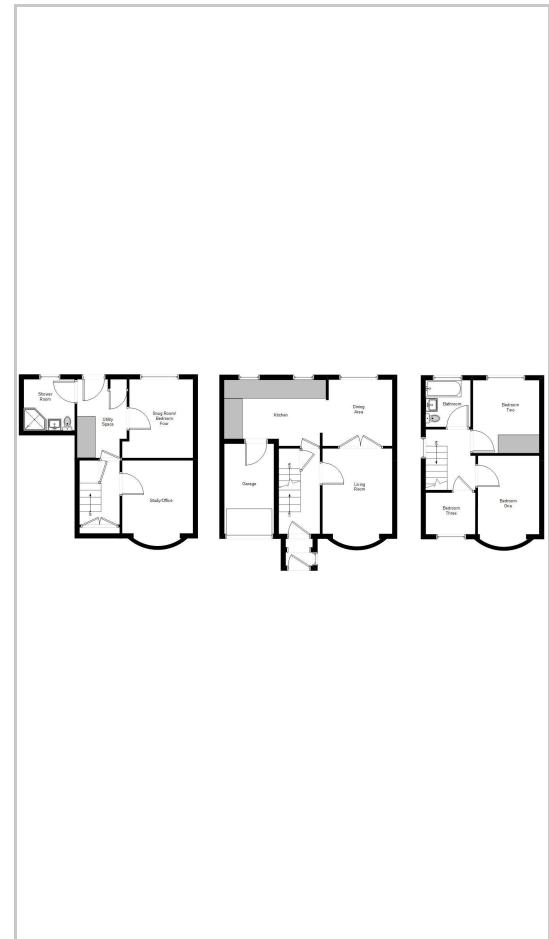
Shower Room 8'2" x 7'3" (2.5 x 2.2)

Garage 8'10" x 16'9" (2.7 x 5.1)

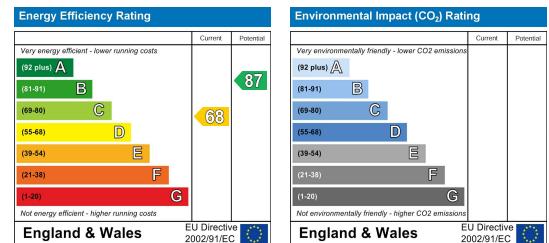
## Area Map



## 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.

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