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## Hopyard Close,

Dudley, DY3 2XJ

Offers Around £325,000



Occupying a pleasant position within a quiet cul-de-sac, 3 Hopyard Close presents a fantastic opportunity to acquire a three-bedroom detached home brimming with character and potential, ideal for growing families looking to create their long-term home.

Set behind a private driveway with integral garage, the property offers a welcoming first impression, complemented by a charming frontage and mature surroundings. Internally, the accommodation is well-proportioned throughout, featuring a generous dual-aspect living room filled with natural light, alongside a spacious kitchen/diner to the rear, perfect for modern family living and entertaining. A useful utility area, ground floor WC and pantry add further practicality.

To the first floor, three large bedrooms are arranged around a central landing, all serviced by a family bathroom, offering flexible space for family life, home working or guest accommodation.

Externally, the property truly shines. The rear garden is a delightful, private space with a well-maintained lawn, established planting and patio seating area, ideal for relaxing or entertaining during the warmer months.



## Porch

The porch welcomes you into the home with a covered entrance, featuring a tiled floor and large windows that allow natural light to fill the space. It offers a protected area before entering the main living areas.

## Living Room 24' 0" x 12' 6" (7.32m x 3.81m)

This spacious living room stretches almost 7.5 metres in length and benefits from a large front-facing window that brightens the room. A charming brick fireplace forms the central focal point, dividing the space with an inviting warmth. The room is fitted with neutral carpets and offers ample space for comfortable seating, making it a perfect spot for relaxing or entertaining.

## Kitchen/Diner 20' 5" x 7' 5" (6.22m x 2.26m)

The kitchen/diner is a bright and practical space with wood panelled ceiling adding character. It is fitted with wood cabinetry and work surfaces, a freestanding cooker, and features a convenient pantry cupboard. There is space for a dining table near the large rear window, which lets in plenty of natural light and offers views of the garden. The kitchen is connected to a utility room for additional storage and laundry needs.

## Utility Room 5' 7" x 3' 11" (1.70m x 1.19m)

The utility room offers practical space for laundry appliances such as a washing machine and a small fridge or freezer. It is compact but well-organised, with patterned walls and a work surface above the appliances, making it a useful extension of the kitchen area.

## Bedroom 1 12' 7" x 11' 10" (3.84m x 3.61m)

Bedroom 1 is a welcoming double room with carpeted flooring and a large window that brightens the space with natural light. It benefits from fitted wardrobes that provide useful storage, and the room's generous proportions make it suitable for a variety of bedroom furniture arrangements.

## Bedroom 2 12' 11" x 7' 7" (3.94m x 2.31m)

Bedroom 2 is another Large double room with carpeted floor and a rear-facing window allowing in natural light. This room also includes built-in wardrobes providing ample storage options, making it a practical and comfortable sleeping space.

## Bedroom 3 11' 9" x 7' 9" (3.58m x 2.36m)

Bedroom 3 is a large, spacious single room featuring carpeted flooring and a front-facing window that allows for plenty of natural light. It provides a comfortable and inviting space, ideal for a bedroom or guest room, with ample room for essential furnishings and storage and built in wardrobe.

## Bathroom 7' 7" x 5' 5" (2.31m x 1.65m)

The bathroom features a classic suite in a warm beige tone, including a bath with an overhead shower, a pedestal basin, and a toilet. The room is practical and well-lit with a privacy window, completing the first-floor accommodation.

## Rear Garden

The rear garden offers a generous outdoor space with a neatly tended lawn bordered by mature shrubs and flower beds. A paved patio area lies outside the kitchen and lounge, perfect for outdoor seating or dining, while the garden continues with further lawns and planting, creating a private and peaceful retreat.

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

