

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grosvenor Road

Dudley, DY3 2PR

Offers In The Region Of £315,000



- DETACHED HOUSE
- MASTER EN-SUITE
- WELL PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- FOUR BEDROOMS
- GATED DRIVEWAY
- DOUBLE GARAGE TO THE REAR
- PLEASE CALL 01902 672 274 TO ARRANGE A VIEWING!

Tel: 01902 672274

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Offers In The Region Of £315,000



Hunters are pleased to present this detached family home situated in a well positioned neighbourhood to Gornal Wood Village and other local amenities.

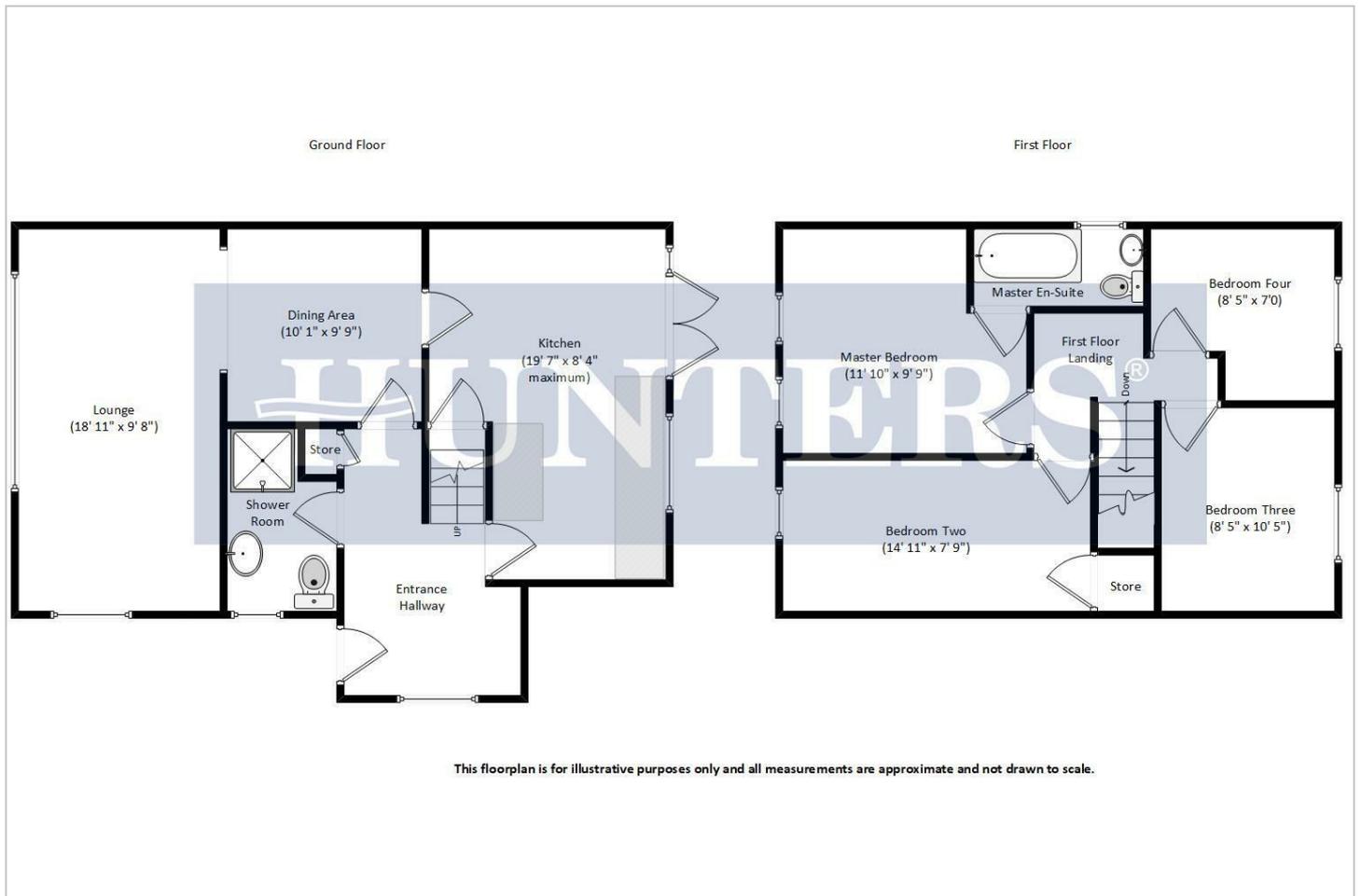
36 Grosvenor Road was extended into a four bedroom home by the previous owner. The ground floor briefly comprises of an entrance hall, kitchen with plentiful storage, dining area with open access to the lounge with log burner and shower room.

Upstairs the property benefits from four bedrooms with the master boasting a private en-suite with bath and shower head above.

The outdoor areas continue to impress exuding curb appeal with its gated driveway and double garage to rear - within one of which homes a workshop with above loft space. The rear garden is low maintenance with a seating area beneath a pergola and summerhouse ideal for enjoying those summer days.



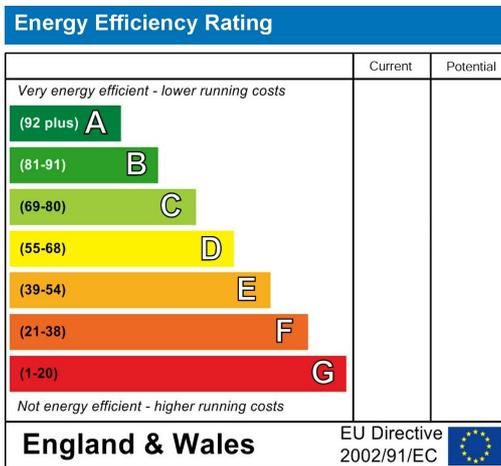
# Floorplan







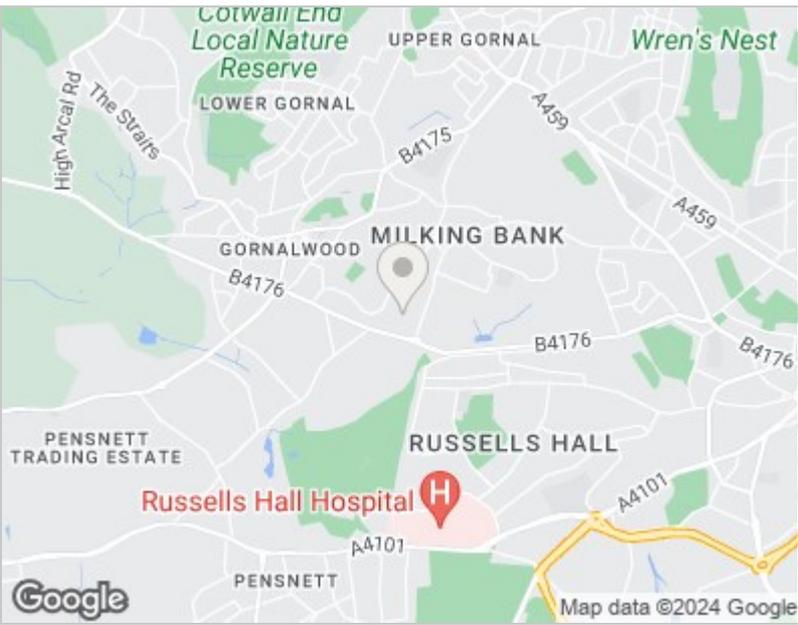
## Energy Efficiency Graph



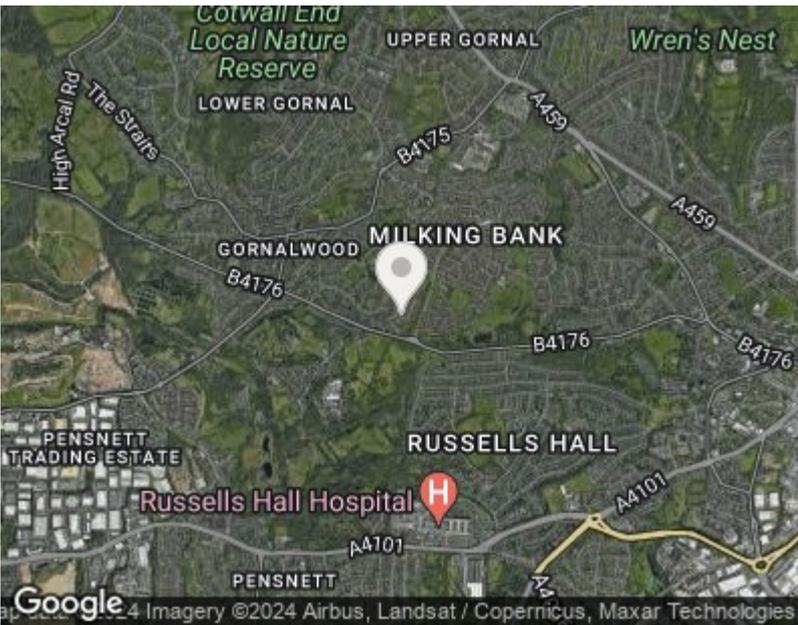
## Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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