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Botany Drive

Dudley, DY3 3XT

Guide Price £275,000



Hunters are pleased to present this stunning three-bedroom detached home, beautifully designed to take full advantage of its elevated position and breath-taking rear views.

The main living accommodation is situated upstairs, creating a bright and impressive first impression. There are two generous lounges on this level. The larger principal lounge is a superb space, enhanced by a striking panoramic window that perfectly frames the far-reaching views and floods the room with natural light. The second, slightly smaller lounge offers a cosy yet stylish setting and opens directly onto a fantastic rear balcony, an ideal spot for relaxing or entertaining while enjoying the outlook. From here, a feature spiral staircase leads down to the ground floor and garden, seamlessly connecting indoor and outdoor living.

Also located upstairs is the modern fitted kitchen along with a convenient WC, making this floor perfectly arranged for both day-to-day family life and hosting guests.

Downstairs, the property offers three well-proportioned double bedrooms, all positioned to the rear to capture the beautiful views. The impressive master suite benefits from its own en suite shower room and a walk-in wardrobe, creating a private retreat. A contemporary family bathroom serves the remaining bedrooms, and a built-in utility area adds further practicality.



Lounge 19' 0" x 15' 3" (5.79m x 4.64m)

The lounge is a spacious and inviting room featuring a large bay window that floods the space with natural light. A central fireplace provides a cosy focal point, while the room's generous proportions offer ample space for both relaxing and entertaining.

Sitting Room 18' 8" x 7' 11" (5.68m x 2.42m)

This second sitting room, adjoining the kitchen, benefits from a charming bay window and direct access to a balcony, filling the space with light and creating a pleasant spot for meals. Its elongated shape allows for a good-sized dining table, perfect for family gatherings.

Kitchen 13' 10" x 8' 4" (4.21m x 2.55m)

The kitchen is well-appointed with a modern finish, including a gas hob with extractor above and a range of fitted cream gloss cabinets providing good storage. A window above the sink offers views outside, and the kitchen opens into the dining area through an arched doorway.

Studio 13' 9" x 13' 0" (4.19m x 3.97m)

This versatile studio in the outbuilding is a bright and airy space with double doors opening outwards. Its near square shape lends itself well to a variety of uses, from a home office or gym to a creative studio.

Bedroom 1 12' 2" x 9' 11" (3.70m x 3.03m)

The master bedroom is a comfortable and well-proportioned room, featuring French doors that lead directly into the garden, allowing natural light to pour in. It benefits from an en-suite shower room and neutral décor, making it a restful retreat.

Bedroom 2 12' 9" x 7' 6" (3.88m x 2.28m)

This second bedroom is a bright and cosy room with a window overlooking the garden. It provides a peaceful sleeping space with neutral tones and wood flooring that enhance its warmth.

Bedroom 3 9' 5" x 8' 6" (2.87m x 2.59m)

A third bedroom offering a quiet and comfortable space, this room features a neutral palette and carpeted floor. It is well lit by a window, making it suitable as a bedroom or study area.

Bathroom 7' 6" x 5' 10" (2.28m x 1.77m)

The family bathroom is equipped with a bath and overhead shower, complemented by simple white sanitary ware and a tiled surround. A small window provides ventilation and natural light.

En-suite 6' 6" x 5' 5" (1.96m x 1.65m)

The en-suite shower room attached to the master bedroom includes a modern shower cubicle, toilet, and basin. Its clean, contemporary design makes for a refreshing and convenient addition to the bedroom.

Hall

This useful hall space features a neutral decor and provides entrance access to the main living areas. It links to the lounge, kitchen, and a handy W.C., which is equipped with a toilet and basin.

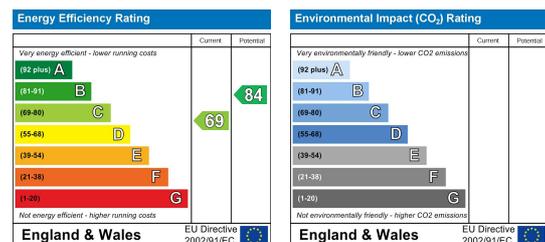
Area Map



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 <https://www.hunters.com>