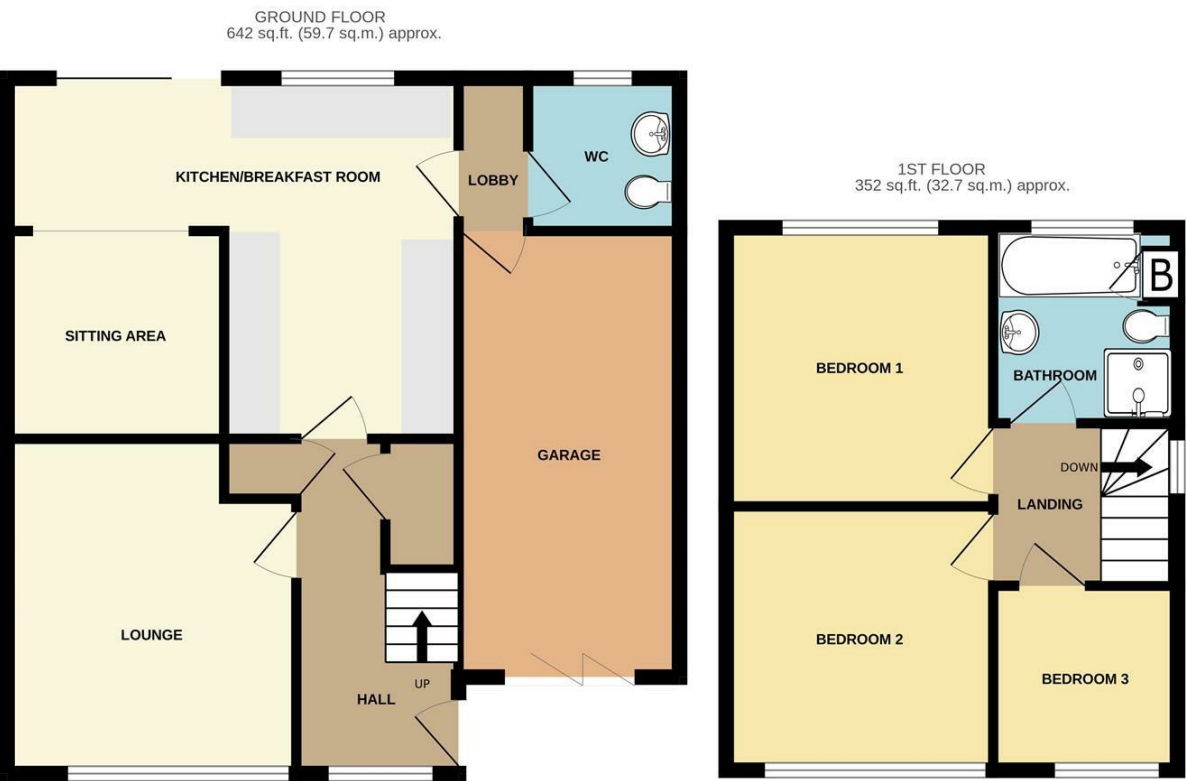


4 Matlock Close, Dudley, DY2 9RP



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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4 Matlock Close, Dudley



Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

**\*\*NO UPWARD CHAIN\*\***

A fantastic opportunity to purchase this spacious three bedroom semi-detached property in a popular location for local amenities, schools and transport links. The property briefly comprises: entrance hall, generously sized lounge, fitted kitchen with open plan layout to dining area and sitting room, utility downstairs wc, three good sized bedrooms and family bathroom to first floor. The property further benefits from large garage, private rear garden and driveway. GREAT OPTION FOR UPSIZERS OR FIRST TIME BUYERS. EARLY VIEWING ESSENTIAL. EPC: D

Offers In The Region Of £240,000 - Freehold

Hicks Hadley



### Entrance Hall

With obscured double glazed front door, central heating radiator, storage cupboard, stairs to first floor, obscured double glazed window to front elevation and doors into:

### Spacious Lounge 12'8 x 10'11 (3.86m x 3.33m)

With central heating radiator, feature fireplace, electric fire and double glazed window to front elevation.

### Open Plan Living Space

To include:

### Fitted Kitchen 14'4 x 8'10 (max) (4.37m x 2.69m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated double oven, integrated electric hob, extractor over, plumbing for automatic washing machine, space for further appliance, splash back tiling, double glazed window to rear elevation, door into lobby and open access into:

### Dining Area 8'1 x 5'9 (2.46m x 1.75m)

With double glazed patio doors into garden and open access into:

### Sitting Room 8' x 7'10 (2.44m x 2.39m)

With central heating radiator.

### Inner Lobby

With space for fridge/freezer, door into garage and door into:

### Downstairs WC 5'8 x 5'6 (1.73m x 1.68m)

With low flush wc, vanity wash hand basin, heated towel rail and obscured double glazed window to rear elevation.

### Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

### Bedroom One 10'7 x 9'11 (3.23m x 3.02m)

With central heating radiator and double glazed window to rear elevation.

### Bedroom Two 9'11 x 9'11

With central heating radiator and double glazed window to front elevation.

### Bedroom Three 6'11 x 6'10 (max) (2.11m x 2.08m (max))

With central heating radiator and double glazed window to front elevation.



### Family Bathroom 7'5 x 6'10 (2.26m x 2.08m)

Having suite to include: bath, corner shower cubicle, low flush wc, pedestal wash hand basin, wall mounted boiler in cupboard and obscured double glazed window to rear elevation.

### Garage 16'11 x 9'7 (5.16m x 2.92m)

With space for appliances and access door into inner lobby.

### Outside

Front: With decorative shrubbery section to the left hand side and driveway leading to garage entrance door and front door.

Rear: With patio leading via central pathway to lawn, surrounding shrubbery and adjacent flower beds.

### Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected (gas/water/electric).

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

