

AP MORGAN



Church Road, Netherton, Dudley
Guide Price £220,000

Features:

- Semi-detached family home
- Three spacious bedrooms
- Two great sized reception rooms
- Well-fit kitchen
- Great south facing rear garden
- Multi-car driveway and double garage
- Close to well-regarded schools
- Nearby shops, amenities and transport links

Description:

*** GUIDE PRICE £220,000 - £230,000 ***

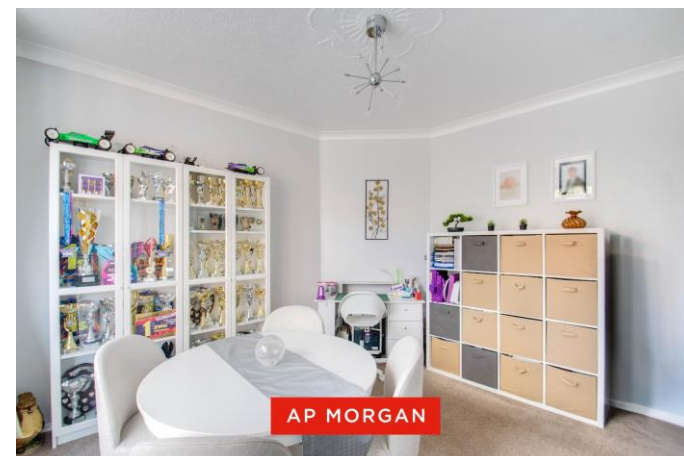
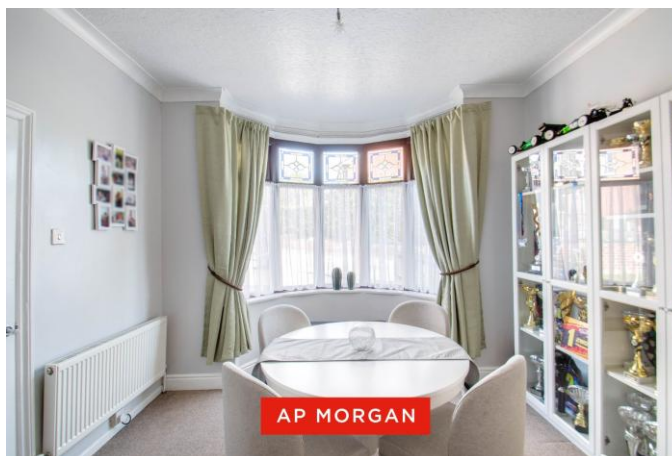
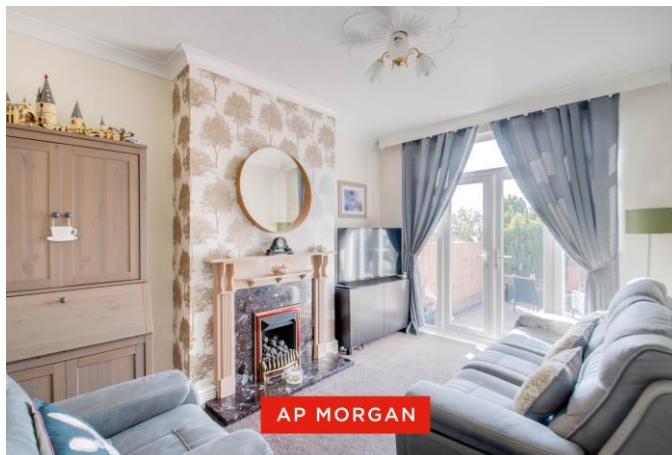
Introducing this well-presented semi-detached home, offering three spacious bedrooms, two great-sized reception rooms, a well-fitted kitchen, a beautiful rear garden, and the benefits of a front driveway, space for parking on the rear patio, and a double garage behind the property with an additional space in front, all situated in Netherton, Dudley.

On arrival, the property presents a driveway at the front, suitable for one to two vehicles, with a lawn to the right adding greenery to the frontage.

Upon entry, the ground floor leads into the porch, which opens into the entrance hall, comprising stairs rising to the first floor with a spacious storage cupboard underneath. To the left of the hall is the dining room, a great space for a family dining table, featuring a bay window that allows light to flood the room. Further along, the lounge offers another comfortable living space, complete with a feature fireplace and French doors opening onto the rear garden. At the end of the entrance hall is the kitchen, well-fitted with ample storage and worktop space, including an integrated fridge/freezer and space for freestanding appliances.

The first floor leads from the landing into bedroom one, a spacious double with ample space for storage units; bedroom two, another double; and bedroom three, a single, also ideal as an office or nursery space. The bathroom is situated on the first floor and is fitted with a toilet, wash basin, bathtub with overhead shower, and a storage cupboard. The loft is also boarded and features roof windows, offering potential to create an additional room, subject to the necessary permissions.

The south-facing rear garden opens onto a patio, providing a great space for outdoor furniture and dining, with a double gate to the right allowing access for additional parking. Steps lead down to the



lawn area, bordered by hedges and shrubbery, and featuring a large storage shed and access to the spacious garage, suitable for two to three cars or ideal for additional storage space. There is also an additional parking space for one car in front of the garage, making parking for residents and visitors easy.

Situated in Netherton, Dudley, the property is close to well-regarded schools, as well as a range of local shops and amenities. It also benefits from excellent public transport links, including a nearby bus stop, and convenient road connections to Merry Hill and Dudley for further shopping and facilities.

Details:

Porch

Entrance Hall

Dining Room 12'2" x 11'1" (3.7m x 3.38m) Both Max

Lounge 13'11" x 10'4" (4.24m x 3.15m)

Kitchen 10'4" x 6'8" (3.15m x 2.03m)

Landing

Bedroom One 14' x 10'4" (4.27m x 3.15m)

Bedroom Two 12'3" x 10'4" (3.73m x 3.15m) Both Max

Bedroom Three 9'1" x 6'10" (2.77m x 2.08m)

Bathroom 7'9" x 6'9" (2.36m x 2.06m)

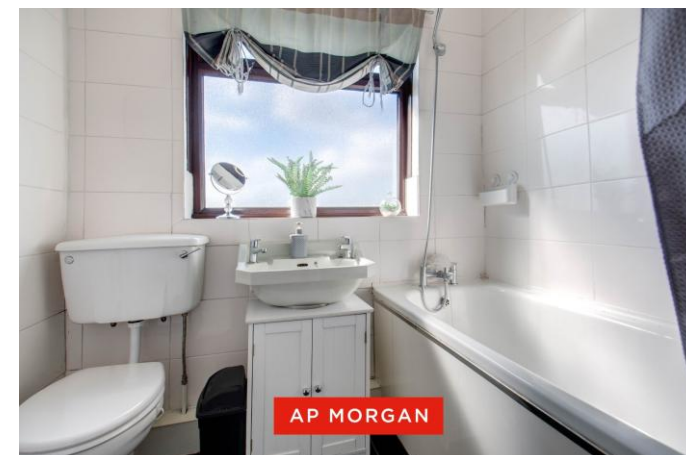
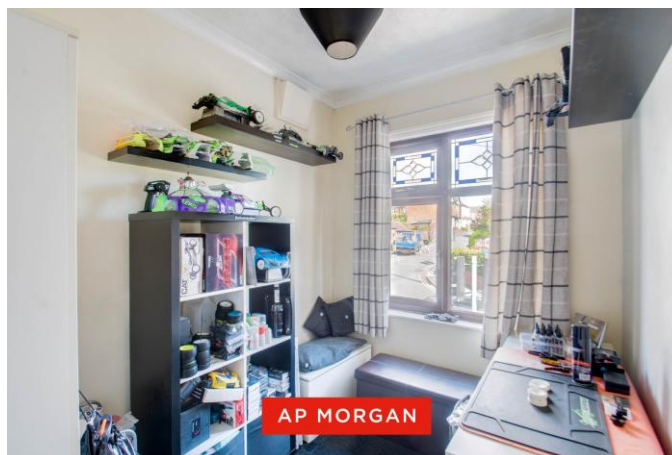
Double Garage 23'10" x 20' (7.26m x 6.1m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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