

AP MORGAN



Dibdale Villa, Dibdale Road, Dudley
Asking Price £550,000

Features:

- Beautifully presented detached home
- Stunning character throughout
- Four bedrooms
- Generous lounge space
- Well-fit modern kitchen
- Spacious orangery
- Two bathrooms and downstairs WC
- Single garage and off-street parking

Description:

Welcoming you to this beautifully presented detached family home, offering four bedrooms, a generous lounge, a well-equipped modern kitchen, a stunning orangery, two bathrooms, and a WC spread across three floors, as well as a single garage and off-street parking, situated on Dibdale Road, Dudley.

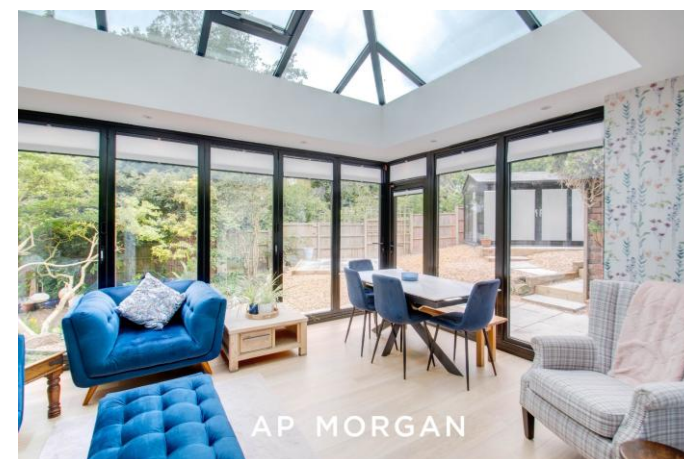
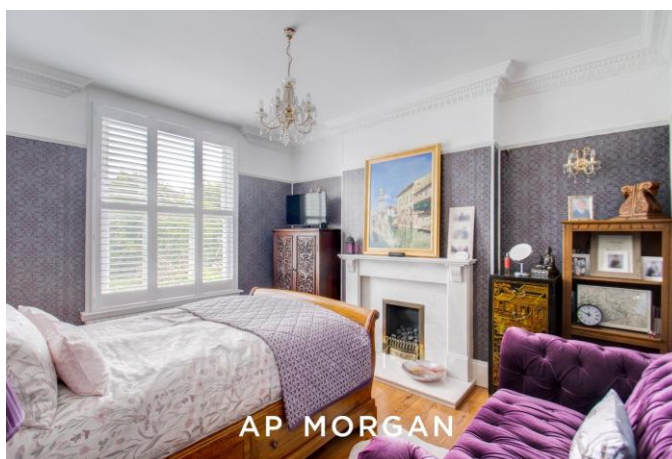
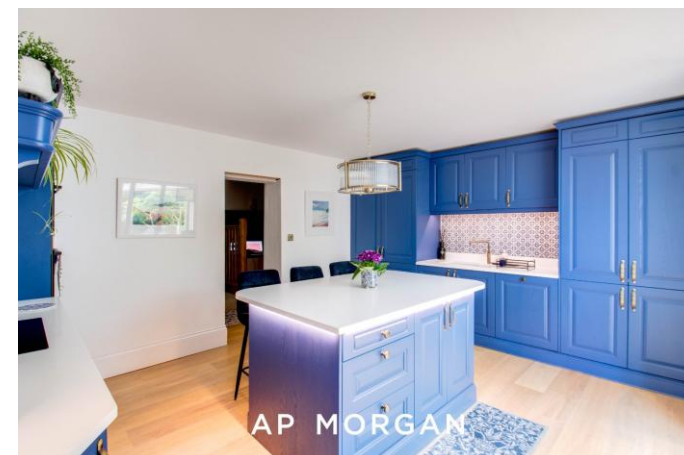
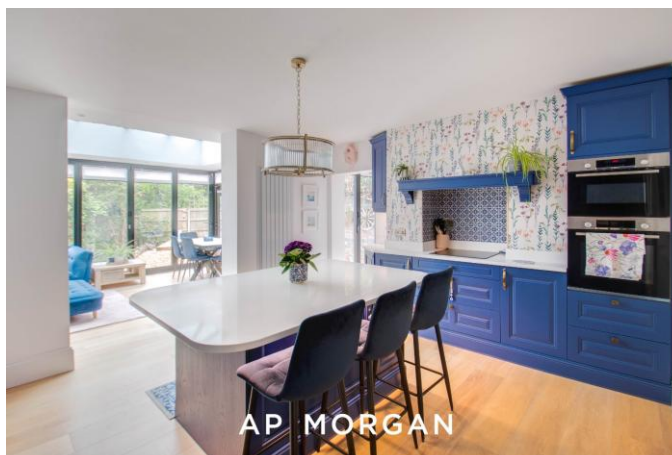
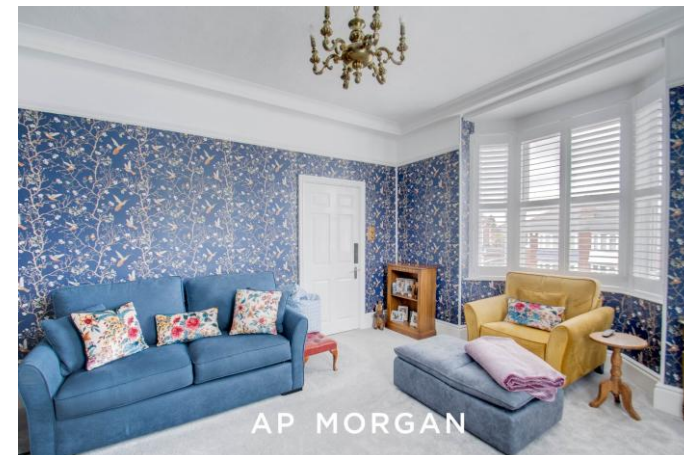
On arrival, the property welcomes you through the gated frontage and up the steps bordered with stones, rocks, and shrubbery, leading to the main entrance of the property.

Upon entry, the ground floor brings you into the generously sized entrance hall, with space for coat and shoe storage or a storage unit. From here, stairs rise to the first floor, while stairs underneath lead to the lower ground floor, along with access to all rooms on this level. To the left is the lounge, a generous space for comfort and family entertainment, with a bay window overlooking the front and allowing plenty of natural light to flow through. Back through the hall, you will reach bedroom three, a generously sized double, as well as a small hallway with a door opening onto the side of the property and access to the bathroom, fitted with a toilet, wash basin, and shower.

The stairs leading down to the lower ground floor bring you into a hallway space, which has a great home office space, with a boot room under the stairs and access into the kitchen. The kitchen is modern fitted with ample storage and worktop space, a fantastic kitchen island, an integrated double oven, electric hob, fridge/freezer, and dishwasher. Ahead of this space is the orangery, a beautiful area for relaxation and dining, with bi-fold doors along the back, as well as a skylight, making the space bright and airy. Through the kitchen, you can also access the utility space, fitted with additional storage and worktop space, with room for freestanding appliances, another set of bi-fold doors opening onto the rear garden, and the WC fitted with a toilet and wash basin.

The first floor brings you onto the landing and into bedroom one, a generously sized double with ideal space for storage units and a dressing table; bedroom two, another spacious double with storage space; and bedroom four, a single room currently used as a dressing room, with fitted wardrobes on both sides. The bathroom is also located on the first floor and is fitted with a toilet, wash basin, and freestanding bathtub.

The rear garden opens onto a patio space bordered by stones, with an additional patio area ahead and a building at the back, ideal as a home office, gym, or playroom, with steps leading up to the top of the garden



. Beyond this are steps leading to another section of the garden with further patio space, perfect for outdoor furniture, dining, or additional parking, with double gates opening to the rear and access to the single garage and EV charger. On the other side of the garden, steps lead down to even more patio space, ideal for hosting, with bordering trees and shrubbery offering plenty of privacy and potential.

Situated on Dibdale Road, Dudley, this property is nearby to well-regarded schools for all ages such as Bishop Milner Catholic College and Milking Bank Primary School, as well as local convenience stores and amenities. The property also benefits from excellent road connections to Dudley Town Centre and Merry Hill, along with great transport links to other major cities and motorways, making it ideal for commuters.

Details:

Entrance Hall

Lounge 16' x 13'2" (4.88m x 4.01m)

Bedroom Three 12'1" x 4'02" (3.68m x 4.02)

Bathroom 8'11" x 7'5" (2.72m x 2.26m)

Hall/Office 7'2" x 6'5" (2.18m x 1.96m)

Kitchen 4.17 x 12'7" (4.17 x 3.84m)

Orangery 15'4" x 12'6" (4.67m x 3.8m)

Utility Room 7'9" x 14'1" (2.36m x 4.3m)

WC

Landing

Bedroom One 16'1" x 13'2" (4.9m x 4.01m)

Bedroom Two 11'6" x 13'2" (3.5m x 4.01m)

Bathroom 8'3" x 6'3" (2.51m x 1.9m)

Bedroom Four 9'11" x 7'2" (3.02m x 2.18m)

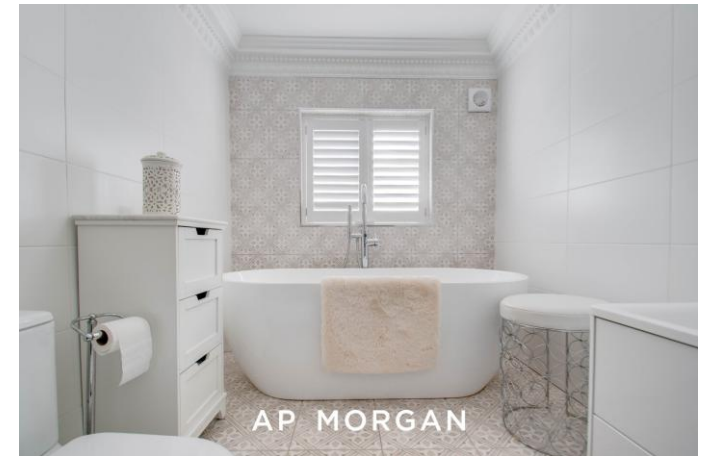
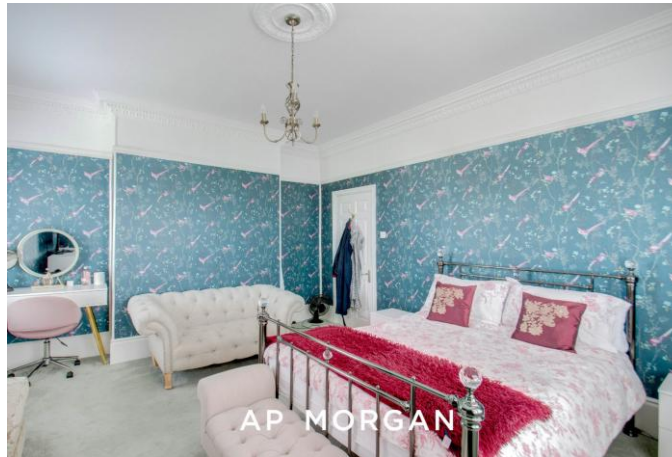
Garden Room

EPC Rating: To be confirmed

Council Tax Band: D (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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Property to sell?

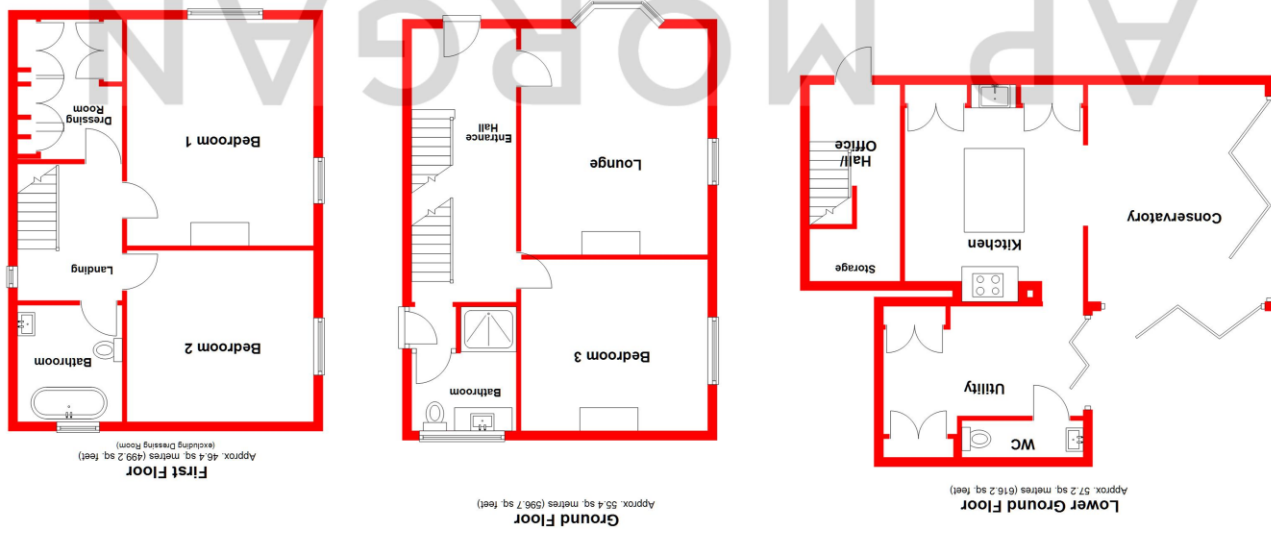
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 169.8 sq. metres (1828.1 sq. feet)

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.
Plan produced using Planlup.

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