

AP MORGAN



Flavell Street, Dudley, West Midlands
Offers in the region of £265,000

Features:

- Semi-detached house
- Deceptively spacious
- Three bedrooms
- Two bathrooms
- Spacious driveway
- Landscaped rear garden
- Loft Room
- Outdoor building

Description:

This well-presented three-bedroom semi-detached property is nestled on Flavell Street in Dudley. It enjoys an ideal position close to local schools, shops, and amenities, including Jubilee Park. The property also benefits from excellent transport links to Birmingham and the motorway network, further extending its accessibility.

The property is approached via a spacious driveway providing ample parking for multiple vehicles, leading up to the front door. A shared driveway leads to the side gate and rear of the property.

Inside, you are welcomed into the entrance hall, with stairs rising to the first floor. The hallway provides access to all ground floor rooms, including the spacious lounge which features a charming fireplace and a walk-in bay window. To the rear, the property benefits from an open-plan layout that enhances the sense of space. The kitchen is fitted with sleek cabinetry and flows seamlessly into the sitting room, which in turn opens into the dining room—complete with skylights and French doors leading out to the rear garden. A modern bathroom completes the ground floor.

Upstairs, the property boasts three bedrooms: two generous doubles, both benefitting from integrated wardrobes offering ample storage, and a third bedroom currently used as an office space. A well-appointed family bathroom, featuring both a bath and a separate shower cubicle, completes the upper floor.



The loft room, accessed via the second bedroom, provides an additional versatile space. This room showcases exposed beams and a skylight, allowing natural light to fill the space.

The garden is a true highlight, with a patio area directly off the house leading to a lush lawn and a second patio, which houses a large and unique outdoor building. Currently used as a music room, this structure is fitted with lighting and electricity, making excellent use of the space.

The garden is bordered by a beautiful array of plants and flowers, adding colour and charm throughout the seasons. A side gate provides convenient access to the front driveway from the rear garden.

Details:

Entrance Hall

Lounge 12'6" x 12' (3.8m x 3.66m)

Sitting Room 11'9" x 12'7" (3.58m x 3.84m)

Dining Room 12'7" x 9'7" (3.84m x 2.92m)

Kitchen 19'10" x 7'8" (6.05m x 2.34m)

Bathroom 7'8" x 4'10" (2.34m x 1.47m)

First floor Landing

Bedroom One 12'8" x 11'9" (3.86m x 3.58m)

Bedroom Two 12' x 11'8" (3.66m x 3.56m)

Bedroom Three 8'4" x 8'3" (2.54m x 2.51m)

Bathroom 5'9" x 7'9" (1.75m x 2.36m)

Outdoor building 20'6" x 12'4" (6.25m x 3.76m)

EPC Rating: To be confirmed

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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