

Rees Page



17 St Michaels Grove, Dudley, DY2 7SE

WOW! Extensively extended, refurbished, and modernised, lovingly by the current owners over a period of years. This property really does require personal inspection for full appreciation. A truly spacious home, ideal for families and entertaining.

In brief: 3/4 bedrooms, superb kitchen/dining/family area, bathroom and wet room, impressive landscaped gardens, and much much more!

Offers Invited

£355,000

Offers are invited for consideration.



Entrance

Is made via double glazed doors into a Storm Porch with tiled floor and further door into.

Reception Hallway

With ceiling lights, wall panelling, radiator, understairs recess, tiled floor, doors into.

Sitting Room/Bedroom Four

14'3" (Max into bay) - 10'10" (to fireplace)

Refitted by the owners to provide a ground floor fourth bedroom - With a double glazed front bay window, ceiling light, coving, fitted wardrobes, open fireplace, fitted window seat, TV point, and laminate flooring.



Wet-Room

11' - 8'3"

Having a fitted wash basin with cupboard below, feature WC! open shower area, ceiling light, extractor fan, radiator, and a double glazed front window.

Lounge

16'9" - 12' (Max)

With ceiling lights, coving, fireplace with large multifuel stove, TV point, oak flooring, and double glazed patio doors to the rear garden.



Open Plan Family Kitchen/Living area

26' (Max) - 22' (Max) / 7'9" (Min) (U-shaped, including inner wall)

A spacious and versatile family living/entertaining area. U shaped, split-level and comprising of an extensive range of fitted wall and base units with solid oak worktops, sink & drainer, Rangemaster Elan multi hob & oven range cooker. Concealed extractor, centre island, Feature skylight, two Velux skylights, radiator, TV point, Welsh slate tiled floors throughout and double glazed windows and doors to rear garden.

Stairs rise from the Hallway to a first floor.

Landing

With a double glazed side window, ceiling light, coving, loft access hatch (with pull down ladder), and doors into



Bedroom One

14'4" (Max into bay) - 10' (Min to wardrobe doors)

With a double glazed front bay window, ceiling light, coving, fitted wardrobes to one wall, fitted window seat, radiator with cover, and a TV point.

Bedroom Two

12' (Max into recess) - 12'

With a double glazed rear window, ceiling light, radiator and cover, built-in wardrobe, and a TV point.

Bedroom Three

7'11" - 7'5"

With a double glazed front window, ceiling light, radiator, and laminate flooring.

Bathroom

7'11" - 7'11"

Having a bath with shower over, WC, washbasin with cupboard below, radiator, tiled walls and floor, and a double glazed rear window.

Outside

The fore is landscaped and provides off road parking.

A further impressive aspect of the property is the spacious landscaped rear garden. With extensive landscaping providing a large walled and block paved patio area, with exterior power points and lighting, metal powder coated railings and steps down to an expansive lawned garden with well stocked borders, shrubs, trees and further patios.

Location

The property is ideally located on the Eastern edge of Dudley and convenient for road networks to Dudley, Wolverhampton, and Birmingham, and for ease of access to the wealth of local amenities and all Dudley has to offer.

From Dudley/Wolverhampton, heading 'South' along the A4123 Birmingham New Road, passing over Burnt Tree junction, towards Birmingham, turn right into Bunns Lane, left into St Marks Road, and left into St Michaels Grove and the property can be found some distance into the cul-de-sac on the left.

For SATNAV use the postcode DY2 7SE

NB

Viewing is strictly by prior appointment.

Fixtures & Fittings are potentially negotiable. The range cooker and American fridge freezer are included in the sale. Offers are invited for consideration.

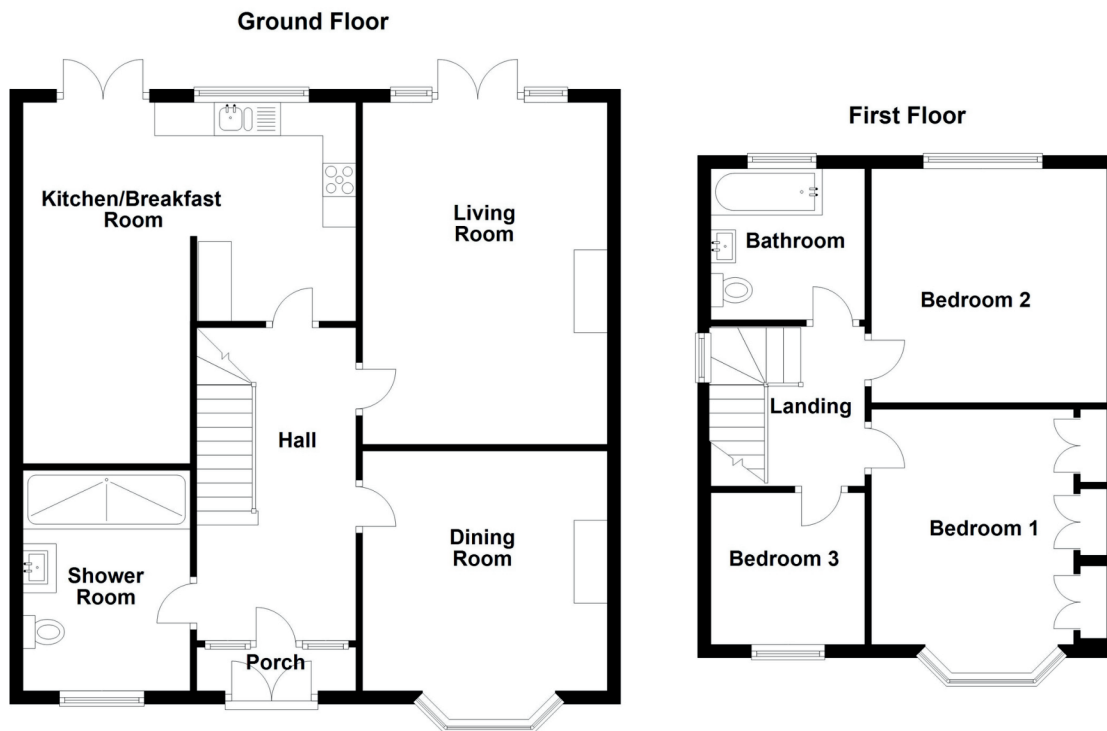
Title: Freehold

Council Tax Band: Dudley C

EPC: C



Total Floor Area = 112 Square Metres



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

17 St Michaels Grove, Dudley

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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