



Mayfield Road | Dudley | DY1 4DU

Offers Over £185,000



## Summary

**\*\*EXCELLENT FIRST TIME PURCHASE\*\* CUL DE SAC LOCATION\*\* TWO BEDROOMS\*\* CLOSE TO WRENS NEST NATURE RESERVE\*\* GROUND FLOOR GUEST WC AND FIRST FLOOR SHOWER ROOM\*\* CONSERVATORY\*\* GREAT COMMUTING LINKS TO M5/M6 MOTORWAYS\*\***

This two bedroom semi detached home offers a wonderful blend of comfort, practicality and convenience, making it an ideal choice for first time buyers, young families or those looking to downsize. Stepping inside, the property welcomes you with a hallway and the living room provides a comfortable and relaxing space to unwind at the end of the day. To the rear of the property, the kitchen offers practical workspace and storage, with views and access to the garden, perfect for keeping an eye on children playing outside or enjoying easy access for summer dining and entertaining. A convenient downstairs WC adds to the functionality of the ground floor.

Upstairs, the first floor provides two bedrooms, whether used as sleeping space, a nursery or even a home office, the rooms provide flexibility to suit a variety of lifestyles, with also the family shower room serving both bedrooms and providing everything needed for everyday comfort.

Outside, there is a generous rear garden, offering a spacious area for children to play, pets to roam or for hosting family barbecues during the warmer months. The garden also benefits from rear gated

## Key Features

- TWO BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED REAR AND SIDE GARDEN - IDEAL FOR CHILDREN AND OUTDOOR ENTERTAINING
- GROUND FLOOR GUEST WC AND FIRST FLOOR SHOWER ROOM
- EXCELLENT COMMUTING LINKS VIA THE M5 MOTORWAY AND BIRMINGHAM NEW ROAD
- CONVENIENT ACCESS TO LOCAL SCHOOLS, SHOPS AND EVERYDAY AMENITIES
- SITUATED AT THE TOP OF A CUL DE SAC LOCATION
- FRONT LIVING ROOM/KITCHEN & CONSERVATORY
- CLOSE TO WRENS NEST NATURE RESERVE OFFERING SCENIC WALKS AND GREEN OPEN SPACE
- IDEAL PURCHASE FOR FIRST TIME BUYERS, SMALL FAMILIES OR DOWNSIZERS
- REAR GATED ACCESS FOR PARKING & GARAGE

## Rooms and Dimensions

**ENTRANCE HALLWAY**

**LIVING ROOM**

**KITCHEN**

**CONSERVATORY**

**GROUND FLOOR GUEST WC**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**BEDROOM TWO**

**FIRST FLOOR SHOWER ROOM**

**Identification Checks**







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