



Mayfield Road | Dudley | DY1 4DU

Offers Over £180,000

 **Webbs**
estate agents

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







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
88	A	67	B
81-87	B	55-66	C
74-80	C	45-54	D
69-73	D	35-44	E
64-68	E	25-34	F
55-63	F	15-24	G
47-54	G	10-14	G

England & Wales EU Directive 2002/91/EC