

PTN Estates

Residential Sales & Lettings



5 Tenacre Lane, , Dudley, DY3 1XH

£240,000

This fabulous semi-detached home offers a perfect blend of comfort and style. Built in 1941, this property has been thoughtfully designed to cater to modern living while retaining its classic appeal. Spanning an impressive 936 square feet, the house features three well-proportioned bedrooms, two with fitted wardrobes, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed with a spacious lounge, complete with a feature fireplace that adds a touch of warmth and character to the room. The dining kitchen is perfect for family meals and entertaining guests, providing a delightful space to gather. Additionally, the UPVC conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The luxurious shower room is a standout feature, offering a serene retreat for relaxation. Outside, the delightful garden provides a tranquil escape, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The property also boasts a large driveway, accommodating up to four vehicles, ensuring convenience for residents and visitors alike.

This semi-detached home is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community.

Approach

Set back from the road behind a large tarmacadam driveway tastefully edged with block paving. A gate leads to the rear of the property while a composite door allows entrance to the hallway

Hallway 1.82 x 2.99

Boasting 18mm oak flooring, (which can be sanded up to seven times) and benefitting from gas central heating, UPVC double glazing to the side elevation and coved ceiling with light point. stairs lead to the first floor and doors lead to the lounge and kitchen

Lounge 3.83 x 3.56 (max)

The main focal point has to be the Adam style fire place inset with a spectacular coal effect fire that can also be also be used as a real coal fire. With 8mm oak flooring, along with UPVC double gold leaded Georgian glazing, gas central heating and coved ceiling with light point this lounge just echoes the splendour for the rest of the home

Kitchen 5.80 x 3.36 (max)

This spacious kitchen comprises of cream base and wall units complimented with tasteful tiled splash back, marble tiled flooring and a single and a half stainless steel sink unit. Further enhanced with plumbing for washing machine and a larder cupboard which still has all the fixings for an integral fridge/freezer. Benefits include UPVC double glazing over the fabulous rear garden, double oven, gas hob and extractor hood

Dining Area

Boasting marble tiled flooring and a Louis style fire place with marble effect back and hearth inset with a gas fire, your eyes cant help but gaze at the most impressive Reina Dimaro style Radiator. Benefits include coved ceiling with light point. Archway leads to the conservatory

Conservatory 2.63 x 3.59 (max)

This fabulous UPVC double glazed conservatory with gas central heating is an additional asset to this beautiful home. Benefits include marble tiled flooring, ceiling light point and patio doors to the most delightful garden

Landing 1.7 x 2.06

With gas central heating, UPVC double glazed obscure glazing, coved ceiling and light point

Bedroom One 3.72 x 3.67 (max)

Located to the front of the property and boasting an abundance of stylish fitted wardrobes and over head storage, with benefits that include UPVC double gold leaded Georgian glazing, gas central heating, ceiling light point, and access hatch to loft

Bedroom Two 3.49 x 2.72 (max)

Located to the rear elevation with fitted wardrobes, coved ceiling with light point and gas central heating

Bedroom Three 1.95 x 2.40 (max)

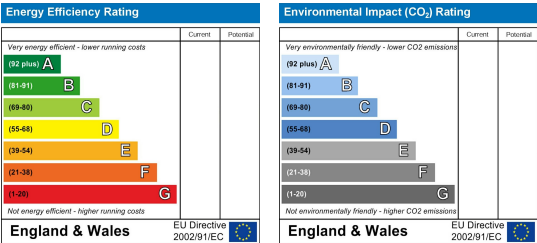
Located to the front of the property with UPVC double gold leaded Georgian glazing, vertical gas central heating, coved ceiling and light point

Shower Room 2.29 x 1.63

Comprising of a stylish vanity unit inset with wash hand basin and mixer tap, close coupled W.C and couples shower cubical with a Mira thermostatic dual remote control shower. Benefits include, fully tiled walls, ceiling spot lights, UPVC obscure double glazing to the rear and side elevation along with a vertical gas central heating radiator

Rear Garden

The rear garden is an extension of this immaculately presented home, landscaped to include Sand stone effect Indian tiled patio with decorative pea stone effect gravel, well stocked borders and a cathedral effect stone centre piece. A gate leads to the front of the property



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