

PTN Estates

Residential Sales & Lettings



39 Grosvenor Road, , Dudley, DY3 2PS

£182,000

A most deceptively spacious freehold terrace home with the added benefit of a garage, along with the opportunity to facilitate both the loft and cellar to more usable spaces. With the loft being completely boarded and benefiting from lighting and electric sockets a home office or games room springs to mind with the same for the cellar which would make a great entertainment hub

Located close to local amenities including, shops schools and a regular bus service.

Laid back from the road behind a paved pathway leading to the UPVC double glazed entrance door and a brick built archway leading through to the rear of the property

This well presented accommodation boasts two double bedrooms, master with built in wardrobes, splendid lounge with feature brick built fire place, sitting room/dining room, superb fitted kitchen with tasteful tiled splash back, ground floor cloakroom/W.C and first floor impressive refitted bathroom with couples bath and separate shower cubical.

Benefits include UPVC double glazing and gas central heating

To the rear is a large rear garden with shaped lawn, garage and parking space

Council Tax A

Lounge 3.61 x 3.78

Entered from the front UPVC entrance door into this spacious front lounge with the main focal point being the Louis style fireplace with marble back and hearth inset with a coal effect electric fire. Benefits include ceiling light point, gas central heating and UPVC double glazing. A door leads to the inner lobby with ceiling light point and door to dining room. A further door leads down to the dry cellar

Dining Room 3.61 x 3.71

The main focal point to this separate dining room is the brick built fire place with rustic oak effect mantle piece along with tiled hearth and inset with a log burning fire. Benefits include UPVC double glazing to the side elevation and gas central heating. French doors lead to the rear lobby, a further door opens up to the stairs which lead to the first floor

Rear Lobby 1.29 x 1.21

With gas central heating, ceiling light point and ceramic tiled flooring. Doors lead to the cloakroom/WC and kitchen

Dry Cellar

This wonderful space could be easily utilised as a home office, games room or entertainment hub

Cloakroom/WC 1.12 x 1.72

Comprising of a white close coupled W.C and wall mounted wash hand basin. Benefits include UPVC obscure double glazing to the side elevation, gas central heating, ceiling light point and extractor fan

Breakfast Kitchen 2.60 x 4.40

Located to the rear elevation and comprising of both beech effect shaker style wall and base units with rolled edge work surface and complimented with a black carbonate one and a half sink unit and tasteful tiled splash back. Further enhanced with gas cooker point with chimney style extractor hood. Benefits include ceiling light point, gas central heating, UPVC double glazing to the side and rear elevation. A UPVC double glazed door leads to the rear garden, garage and parking

Landing

With ceiling light point and access hatch to the original loft. Doors lead to the two bedrooms and bathroom

Bedroom One 3.63 x 3.74

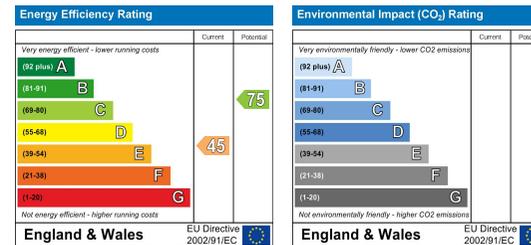
Located to the rear elevation with fitted wardrobes and a handy cupboard over the stairs. Benefits include ceiling light point, gas central heating and UPVC double glazing

Bedroom Two 3.64 x 3.74

Located to the front elevation with built in wardrobes and ladder access hatch to boarded loft with light point. Benefits include ceiling light point, gas central heating and UPVC double glazing

Boarded Loft

With the added benefit of being completely boarded with lighting and electrical sockets allows this super space to offer a wonder of opportunities. From a fabulous dressing room, to home office or a separate gaming area



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