



3 St. Marys Close, Dudley, DY3 1LD

BERRIMAN  
EATON

# 3 St. Marys Close, Dudley, DY3 1LD

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(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

St Mary's Close is a small, desirable cul de sac, situated off Gorge Road, enjoying elevated open views across the fields towards Sedgley Town Centre. There is excellent commuter facilities as the Birmingham New Road is within close proximity, as well as the Coseley stop of the Midland Metro. There are a comprehensive choice of shops, amenities and facilities in the neighbouring Sedgley town centre with a Tesco Express within walking distance. The closest primary school is Manor Primary School.

## DESCRIPTION

3 St Marys Close is a detached family home which has been considerably improved during the current owner's tenure. There is an enclosed driveway suitable for parking several vehicles off road, garage and a landscaped rear garden. The internal accommodation briefly comprises cloakroom/wc, living room, open plan kitchen, dining and garden room and separate utility to the ground floor. To the first floor there is a modern shower room, three good sized bedrooms and a large walk in storage room into the eaves. The property benefits from central heating and double glazing.

## ACCOMMODATION

The property is accessed via a composite door with decorative opaque insert, together with double glazed opaque side windows and there is tiling to the floor and spotlights. The ENTRANCE HALLWAY is accessed through an Oak door and has tiling to the floor, understairs storage, a radiator and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a wash handbasin and low level W.C. Radiator, part tiled walls, tiled floor and a double glazed opaque window to the front elevation. The LIVING ROOM has engineered oak flooring, a raised and recessed log effect gas fire, wall light points, vertical radiator, coved ceiling and a double glazed bay window to the front elevation. The KITCHEN/DINING AREA is fitted with a range of high quality, high gloss wall and base units with quartz fitted work surfaces. The integrated double oven has a warming drawer, induction hob with Coppel extractor over. Integrated dishwasher and integrated fridge and freezer. The central breakfast bar has an inset sink with mixer tap. Tiling to the floor, spotlights and bi-fold doors leading to the rear garden. The GARDEN ROOM has a tiled floor with underfloor heating, spotlights, a double glazed lantern and double glazed windows to the rear and side elevations. The DINING AREA has wall light points, tiling to the floor, vertical radiator and spotlights. The UTILITY has fitted wall and base units with complementary work surfaces with inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer and a wall mounted central heating boiler. Spotlights, radiator, tiled floor and access into the TANDEM GARAGE which has a fitted work surface and a range of storage cupboards, strip lighting and an electronically operated roller shutter door.

The staircase rises to the first floor LANDING with loft access to a boarded loft. An Airing Cupboard with fitted shelving. The re-fitted SHOWER ROOM has a walk-in cubicle with multi head shower and recessed shelf, vanity wash hand basin with mixer tap incorporating the low level W.C. Heated ladder towel rail, spotlights, tiling to the walls and floor and a double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes, drawer units and dressing table. Radiator, coved ceiling and a double glazed window to the front elevation enjoying fabulous views over surrounding fields. BEDROOM TWO has a radiator, spotlights and a double glazed window to the rear elevation. BEDROOM THREE has a radiator, recess over the stairs and a double glazed window to the front elevation. The spacious EAVES STORAGE has panelled walls, lighting and a radiator.

## OUTSIDE

The property is set back from the road and has a large block paved driveway providing off road parking for several vehicles and flanked by a lawned foregarden with a wall to the front boundary. There is gated side access to the rear garden which has been extensively landscaped and has a full width paved patio area with steps up to an additional paved patio and lawn area. There is a raised well stocked and planted rockery and there is fencing to the boundary together with outside lighting.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND D – Dudley MBC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

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### Wombourne Office

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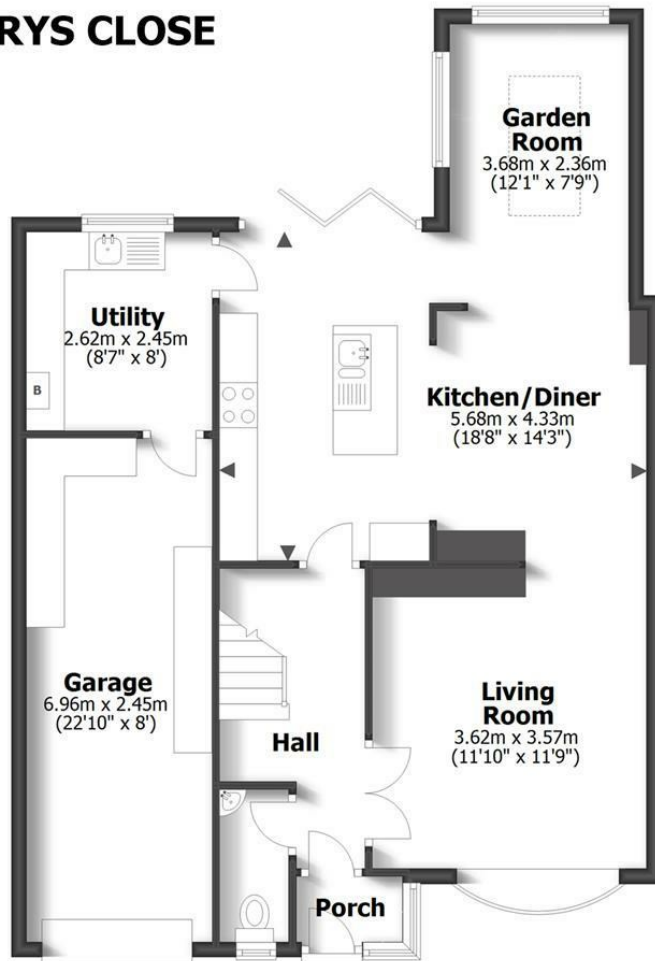
Offers Around  
£375,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**3 ST. MARYS CLOSE  
SEDGLEY**



**Ground Floor**

HOUSE: 120.7sq.m. 1299sq.ft.  
GARAGE: 17sq.m. 183sq.ft.  
**TOTAL: 137.7sq.m. 1482sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**

