



10 Greenslade Road, Dudley, DY3 3QL

**BERRIMAN**  
**EATON**

# 10 Greenslade Road, Dudley, DY3 3QL

This is an extended and well-presented detached family home with off road parking, garage and generous rear garden with enviable views to the front and back. The internal accommodation briefly comprises porch, entrance hall, lounge, open plan dining kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and a well appointed family bathroom. The property benefits from double glazing and central heating.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Greenslade Road is located just off Long Meadow Drive on the popular Northway Development and which lies within easy reach of the centre of Sedgley with its wide range of facilities. The further, more extensive amenities of Wolverhampton City Centre are within easy travelling distance as are the towns of Stourbridge and Dudley. Furthermore, the area is well served by schooling for all age groups. Alder Coppice Primary School is within sensible walking distance.

## DESCRIPTION

This is an extended and well-presented detached family home with off road parking, garage and generous rear garden with enviable views to the front and back. The internal accommodation briefly comprises porch, entrance hall, lounge, open plan dining kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and a well appointed family bathroom. The property benefits from double glazing and central heating.

## ACCOMMODATION

The PORCH has a composite double glazed door with side panels and a wooden door which gives access into the ENTRANCE HALL which has staircase rising to the first floor landing with wooden balustrades, tiled floor, radiator and door into the LOUNGE which has a double glazed window to the front elevation, log effect gas burner, radiator and double doors into the KITCHEN/DINER which is fitted with a range of high quality wall and base units with quartz worksurfaces, double Belfast sink and space for appliances including oven and ceramic hob. There are integrated appliances which include dishwasher and fridge. There is a double glazed window to the rear elevation, double glazed French doors onto the rear garden, spotlights, two radiators, wiring for the wall lights and door into the UTILITY. This has a single drainer sink unit, door into the rear garden, double glazed window to the rear elevation, plumbing and space for washing machine and tumble dryer, panelled walls and door into the CLOAKROOM which has a low level WC, wash hand basin and double glazed opaque window to the rear elevation. There is a door into the GARAGE which has an elevating door.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and an airing cupboard. The BATHROOM is generously appointed with a claw foot roll edge bath, walk in shower cubicle with multi headed shower, low level WC, pedestal wash hand basin, double glazed opaque windows to the side and rear elevations, part panelling to walls and radiator. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

## OUTSIDE

To the front of the property is a block paved DRIVEWAY suitable for parking several vehicles with a gravelled fore garden. The REAR GARDEN has a full width paved patio area, lawn, hardstanding for a shed, rear patio and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk

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Offers In The Region Of  
**£379,950**

EPC:

**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.



**10 Greenslade Road**  
Dudley

HOUSE: 103.7sq.m. 1116sq.ft.  
GARAGE: 16.2sq.m. 175sq.ft.  
**TOTAL: 119.9sq.m. 1291sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



