



6 Greenslade Road, Dudley, DY3 3QL

BERRIMAN
EATON

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

EPC : D
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 well-presented detached family home with off road parking, partly converted garage and generous rear garden with enviable views. The internal accommodation briefly comprises porch, entrance hall, lounge/dining room, open plan fitted kitchen and shower room to the ground floor. To the first floor there are three bedrooms and a well presented family bathroom. The property benefits from double glazing and central heating.

ACCOMMODATION

The PORCH is accessed through a composite door with double glazed leaded inserts, double glazed windows to front and side elevations and a door into the ENTRANCE HALL which has the staircase rising to the first floor landing and radiator. The LOUNGE AREA has a double glazed window to the front elevation with log burner, understairs storage cupboard and radiator. The DINING AREA has double glazed French doors to the rear garden, radiator and door into the KITCHEN. This has been fitted with a high quality range of wall and base units with quartz work surfaces with inset one and a half sink and drainer with mixer tap. There are two single ovens with gas hob and fitted extractor, integrated fridge/freezer, dishwasher and washing machine. There is a double glazed window to the rear elevation, spotlights, vertical radiator and door into the LOBBY which has a double glazed door to the rear garden, radiator and door into the SHOWER ROOM which is fitted with a walk in shower cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and tiling to the walls and floor. The BOOT ROOM gives access into the GARAGE which has been converted and is now suitable for storage only with double opening doors and a wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING has a double glazed window to the side elevation and door into the BATHROOM, which is fitted with a white suite which comprises of a bath with shower over and screen, vanity wash hand basin with mixer tap, low level WC, radiator, double glazed opaque window to the rear elevation, part tiling to the walls and radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, loft access and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and wardrobe with recess over the stairs.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles with an EV charging point with lawned foregarden. The REAR GARDEN has a paved patio with a generous lawn with a further decking to the rear, log store 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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www.berrimaneaton.co.uk

Offers In The Region Of
£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.



Approx Gross Internal Area
99 sq m / 1069 sq ft



