







4



1



2

- Detached Family Home
- Two Reception Rooms
- Ground Floor WC
- Close To Amenities
- Viewing Recommended
- Four Bedrooms
- Two Bathrooms
- Driveway and Garage
- Council Tax Band \*D\*
- Call For More Information







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/LMkHCCxN2Kg> \*\*

Jan Forster Estates are pleased to present this beautifully presented, four-bedroom, detached family home located on Southfields, a highly sought after and quiet cul-de-sac in Dudley.

The property briefly comprises to the ground floor: - entrance hallway and ground floor w.c, open plan lounge dining room with box bay window and French doors to the sun room, which features bi-folding door access to the rear garden, and there is a modern kitchen with fitted wall and floor units, breakfast bar, integrated appliances and centre island with sink and hob, along with access to the garage. To the first floor, there is a modern three-piece family bathroom/w.c with shower over the P-shaped bath, and there are four good-sized bedrooms; the main with en-suite facility, and there is also a dressing room which could be a fifth bedroom or office. The property further benefits from gas central heating, ample storage, and double glazing.

Externally, there is a driveway to the front offering off street parking leading to the integral garage and there is a generous garden to the rear with patio areas and a lawn.

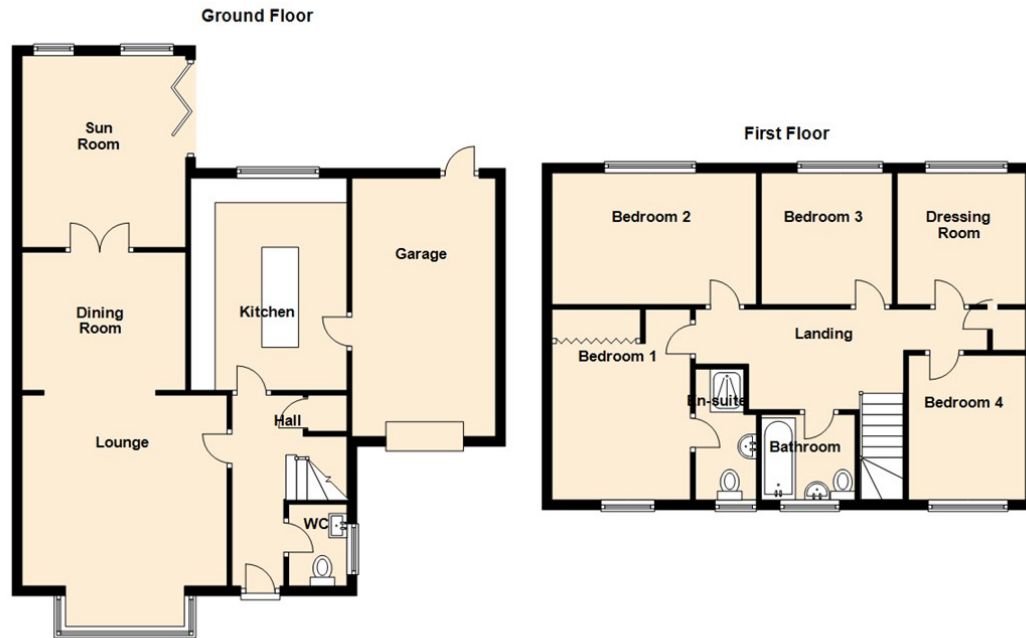
We anticipate an extremely high level of viewings on this spectacular family home. To arrange yours please call 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*.





Lounge 13'9" x 12'9" (4.20 x 3.91)

Dining Room 9'2" x 10'11" (2.80 x 3.34)

Sun Room 12'11" x 10'11" (3.95 x 3.34)

Kitchen 14'4" x 10'5" (4.39 x 3.19)


Bedroom One 12'11" x 10'0" (3.95 x 3.06)

Bedroom Two 9'1" x 13'7" (2.77 x 4.15)

Bedroom Three 9'1" x 8'4" (2.77 x 2.55)

Bedroom Four 9'8" x 7'9" (2.96 x 2.38)

Dressing Room 7'9" x 8'9" (2.37 x 2.69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## The difference between house and home

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**Gosforth**

**0191 236 2070**

**Newcastle**

**0191 284 4050**

**High Heaton**

**0191 270 1122**

**Tynemouth**

**0191 257 2000**

**Low Fell**

**0191 487 0800**

**Property Management Centre**

**0191 236 2680**

