



Bartlams.

138 Cotwall End Road, Dudley - DY3 3YG

Offers in Region of £550,000



138 Cotwall End Road

Dudley

This beautiful four-bedroom detached family home enjoys a generous rear garden, off-road parking and a highly convenient position for Cotwall End Primary School. Offering versatile accommodation including two bathrooms and multiple reception spaces, the property is ideal for growing families and benefits from a flexible garage conversion.

Entering via a porch into the hallway, there is a convenient WC with wash hand basin and access to the principal ground floor rooms. To one side is a large living room formed as part of the garage conversion, complete with built-in storage. This versatile space could be used as a games room, additional reception room or ground floor bedroom, and could be converted back to a garage if desired. To the opposite side of the hall is a cosy sitting room featuring a fitted gas fireplace and bay window to the front. To the rear, the property opens into a kitchen and breakfast room forming part of an open-plan layout, with sliding doors leading out to the garden. The kitchen is fitted with integrated dishwasher, washing machine and fridge freezer, a double oven and grill, gas hob, one-and-a-half sink with drainer, breakfast bar and toughened glass splashbacks.



B.



138 Cotwall End Road

There is also useful under-stairs storage accessed from the breakfast area. The conservatory connects seamlessly to this space, providing a light-filled additional reception area with double doors to the garden, and in turn gives access to a separate dining room, ideal for larger family gatherings. Off the kitchen there is access to an outside store currently used as a small laundry room/storage.

Upstairs, there are four bedrooms. The principal bedroom enjoys French doors overlooking the garden along with an additional window creating a dual aspect feel. Bedroom two is positioned to the front with a bay window and space for storage. Bedroom three overlooks the rear garden, while bedroom four, currently used as an office, benefits from extensive fitted wardrobes and views to the front. The first floor is served by a family bathroom to the front, fitted with a bath and shower above, WC and wash hand basin, and a separate shower room to the rear with a corner shower, WC and wash hand basin.



Externally, the property offers a large private driveway to the front with gated side access leading to the rear garden. The rear features a large patio area and a particularly generous lawned garden, offering excellent potential for extension subject to the necessary planning permissions, along with space for a shed.









Cotwall End Road

Approximate Gross Internal Area
Ground Level = 98.8 sq m / 1063 sq ft
(Excluding Side Access)
First Level = 71.4 sq m / 768 sq ft
Outside Store = 1.9 sq m / 20 sq ft
Total = 172.1 sq m / 1851 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Bartlams

Bartlams Ltd, The House On The Green High Street - WV5 9DP

01902894141

wombourne@bartlams.co.uk

www.bartlams.co.uk/

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

