

Hearth Close, Dudley, DY2 0ER

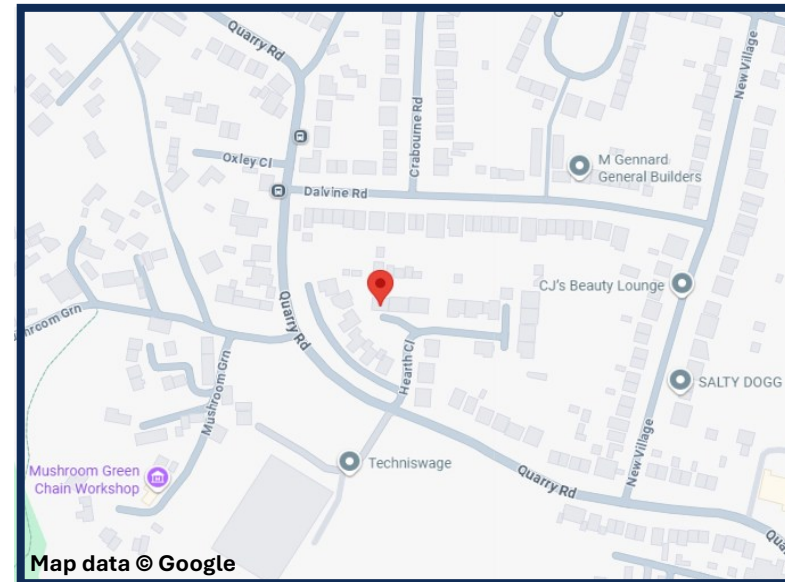
FOR SALE



Sales Agent: Nathan Hassan

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Email: enquiries@completepropertyservices.co.uk



Offers in the region of £350,000

3 Bed | 2 Reception | 2 Bath

Freehold



Local Authority: Dudley MBC | Council Tax Band: D | EPC Rating: B (83)

Complete Property Services are delighted to present this well-positioned detached family home located within the highly sought-after Hearth Close, a private cul-de-sac nestled within the desirable Dudley Wood area.

Built in 2020, the property enjoys a prime position on Hearth Close and is set back behind a large driveway. The front garden is fully landscaped with colourful shrubs set on red cedar chippings, while the property further benefits from a large single garage, providing secure parking or additional storage.

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and a door leading to a convenient guest w.c. A spacious through lounge enjoys a feature bay window to the front, creating a bright and comfortable living space. To the rear, the impressive kitchen/diner forms the heart of the home and is fitted with a range of integrated appliances, including an oven, gas hob, fridge, freezer, dishwasher and washing machine. Three skylight windows flood the room with natural light, while a useful under-stairs storage cupboard provides excellent practicality. French doors leading out to the rear garden complete the kitchen.

The first floor offers a well-balanced layout, comprising a master bedroom with a convenient en-suite shower room, a spacious second double bedroom, and a good-sized third bedroom, perfect for a home office or dressing room. Completing the accommodation is a modern family bathroom fitted with an electric shower over the bath, wash basin with vanity unit, and w.c.

The two-tiered rear garden is beautifully landscaped and thoughtfully designed, featuring a generous lawn alongside paved and decked seating areas, providing ideal spaces for outdoor dining and social gatherings.

Built as part of a contemporary residential development, this family home remains under its build warranty. Families will appreciate the proximity to good local schooling, with highly regarded primary and secondary schools such as Dudley Wood Primary School, Quarry Bank Primary School, Netherbrook Primary School and The Link Academy all within easy reach.

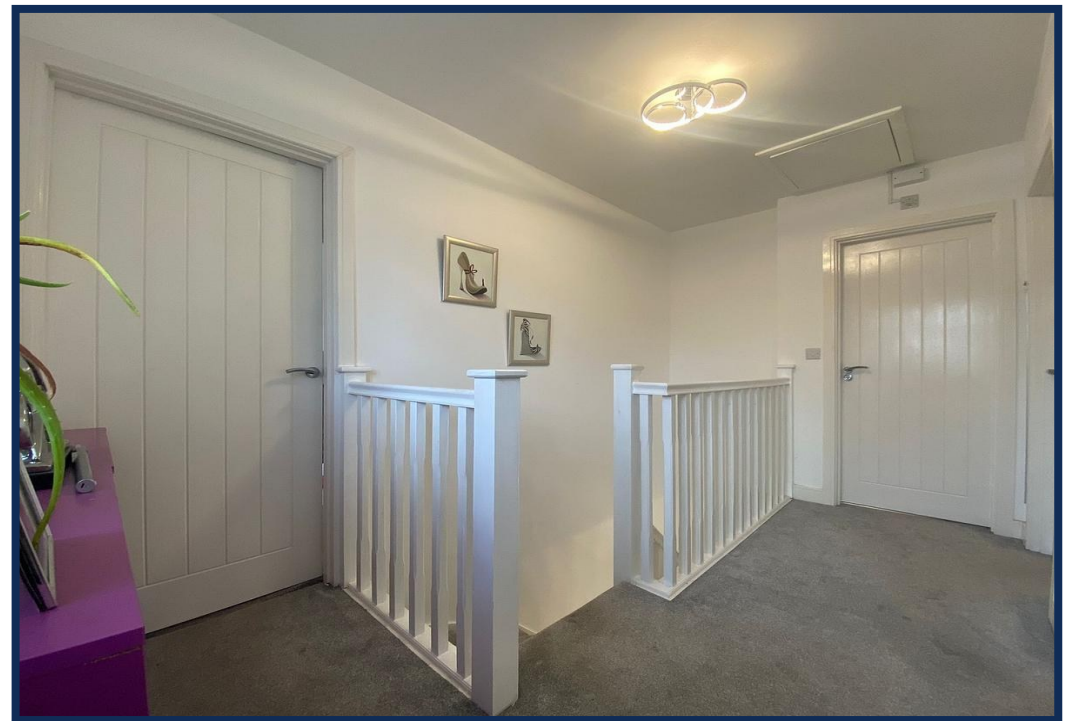
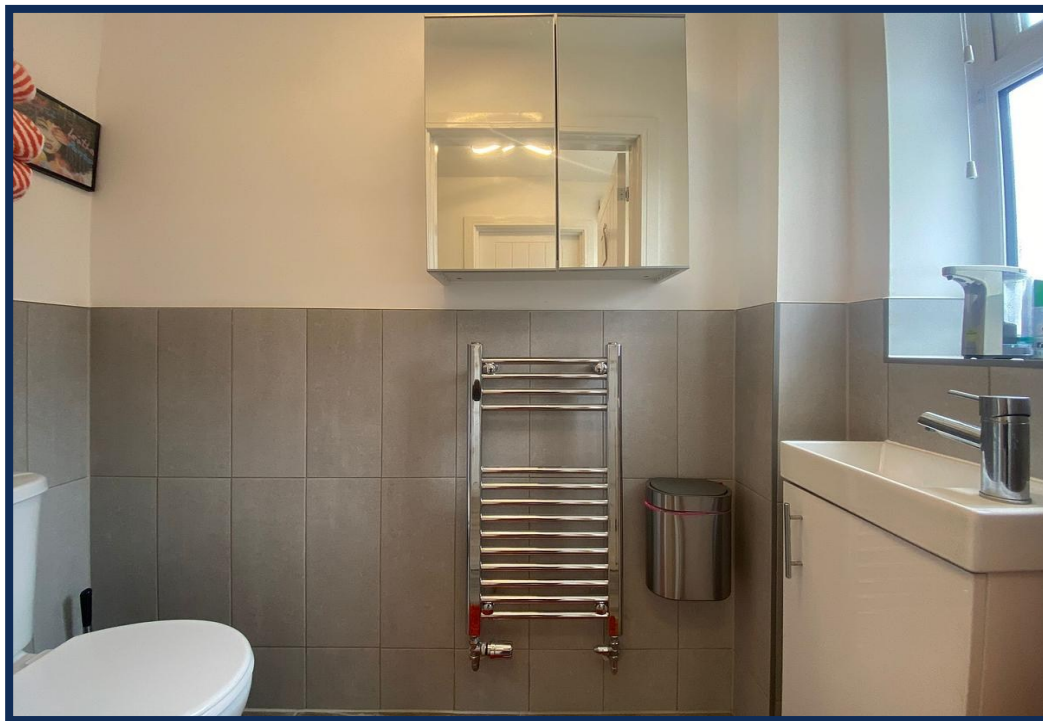
For daily needs and leisure, a good choice of local shops, supermarkets and conveniences can be found nearby, with larger retail and leisure facilities at Merry Hill Shopping Centre. Cradley Heath and Dudley town centres are also just a short drive or bus ride away.

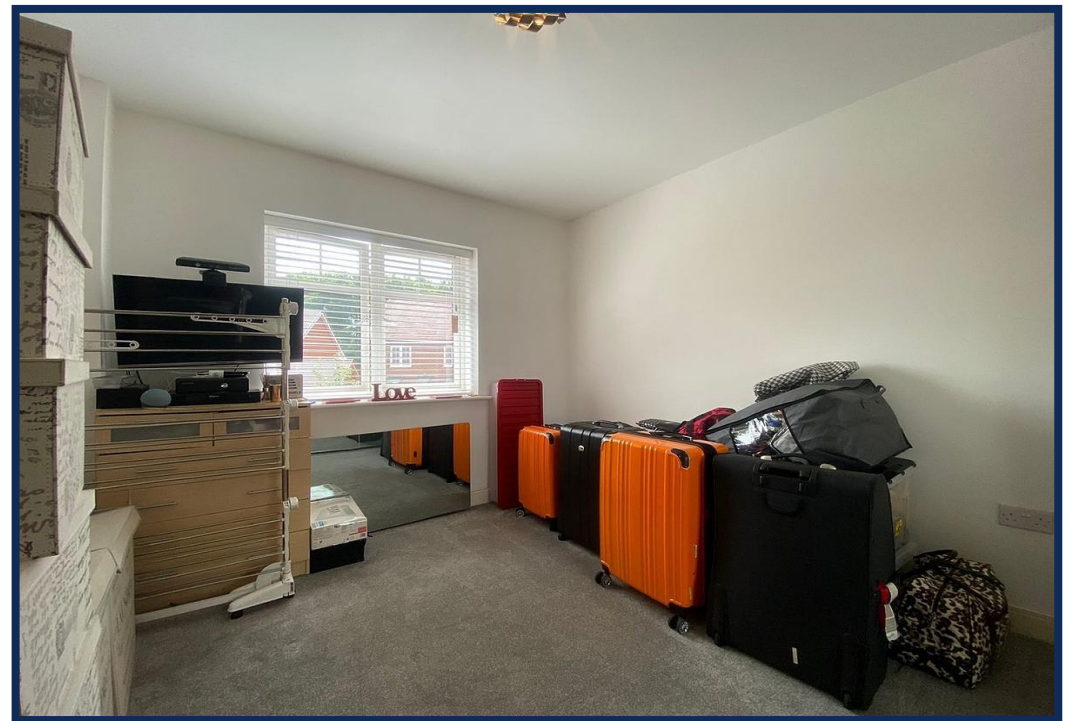
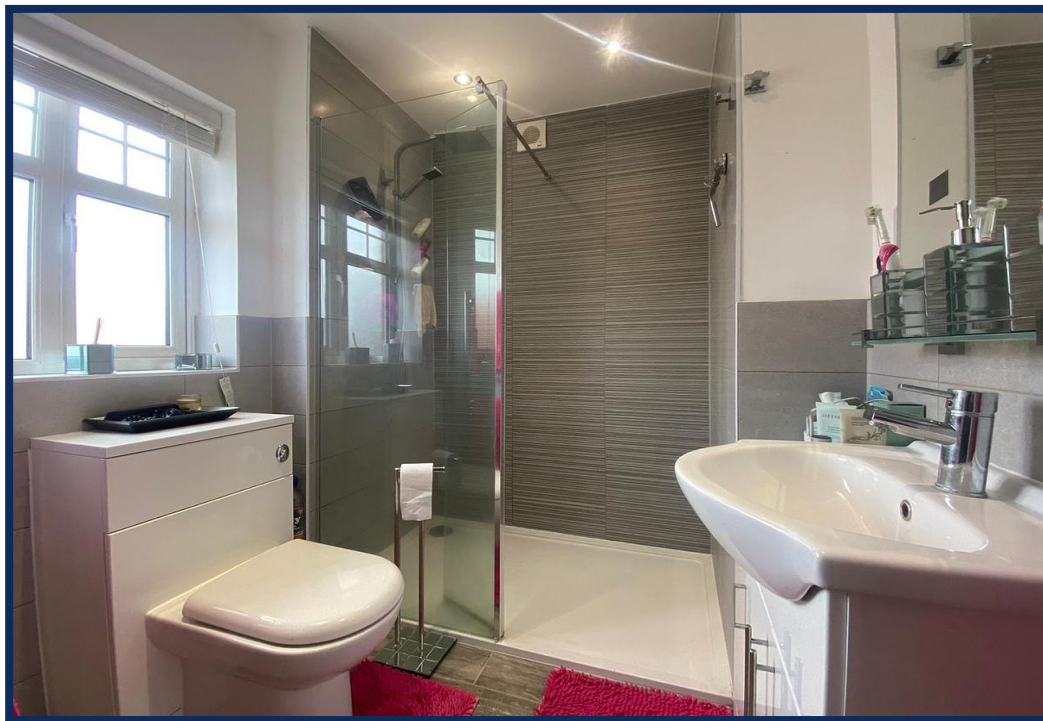
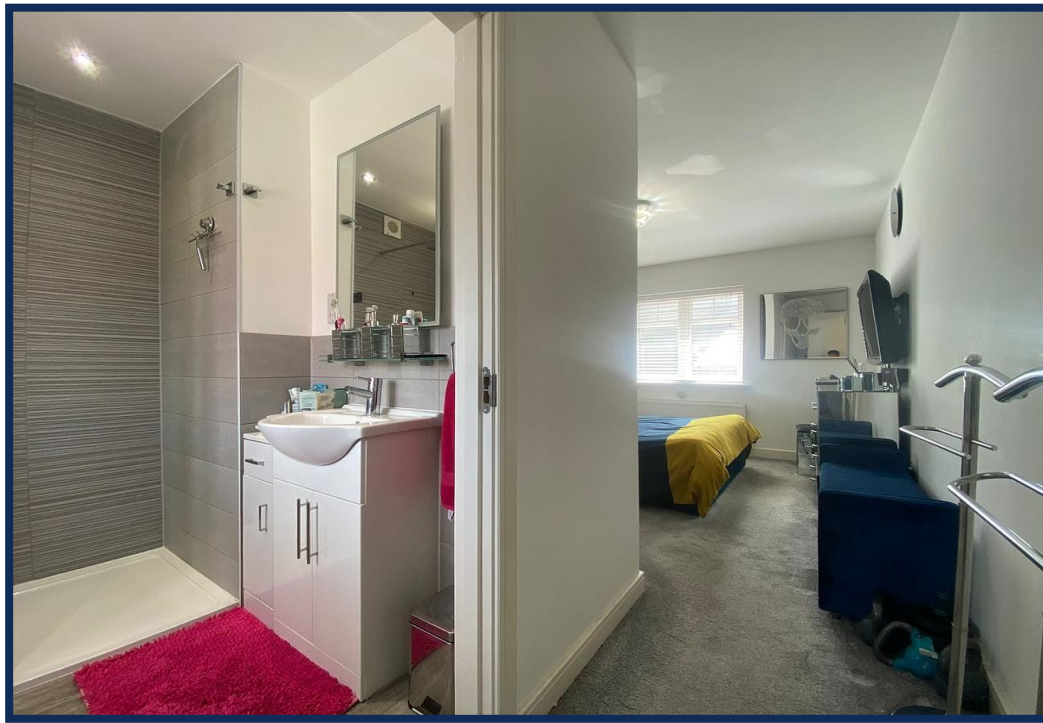
Commuters benefit from excellent transport connections, with Cradley Heath railway station under a mile away, providing regular links across the West Midlands, as well as easy access to major road networks for travel towards Birmingham, Stourbridge and beyond.

Viewing is highly recommended.





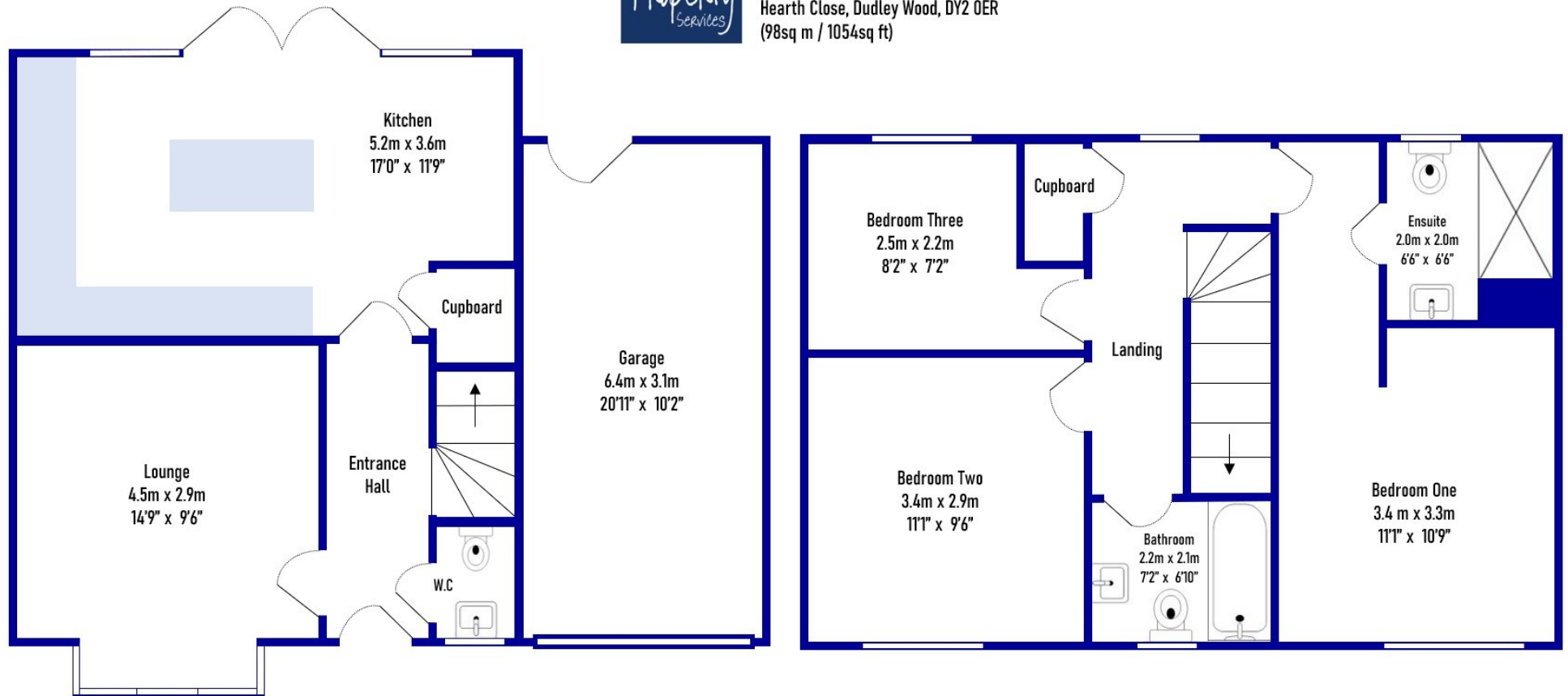








Hearth Close, Dudley Wood, DY2 0ER
(98sq m / 1054sq ft)



Whilst every attempt has been made by **Complete Property Services** to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Referral Fees-

As part of our commitment to transparency, we would like to inform you that we may receive a referral fee if we introduce you to certain third-party service providers. These include:

Solicitors – If we refer you to a solicitor for conveyancing services, we may receive a referral fee of up to £300 (including VAT) should you decide to proceed with their services. This fee is paid directly to us as a marketing cost and does not affect the legal fees you would otherwise be quoted. The exact amount may vary depending on the solicitor instructed.

Mortgage Advice – If we introduce you to Zi Mirza at The Mortgage Department, we will receive a referral fee of £75 (including VAT) should you choose to proceed with their services. This fee is paid by the mortgage advisor and does not impact the costs or mortgage products available to you.

Referral fees are a standard industry practice and help to offset marketing costs. They do not influence the advice or services provided by the solicitor or mortgage advisor. If you have any questions regarding referral fees, please do not hesitate to contact us.

Important Information

1. Intending purchasers will be required to provide photo identification and financial documentation to comply with money laundering regulations at the offer stage.
2. These particulars do not form part of any offer or contract.
3. Measurements are for guidance only; buyers should verify them before committing to any costs.
4. Complete Property Services have not tested any appliances, fixtures, or fittings.
5. Buyers should seek legal verification of the title and property details from their solicitor.