



18 Hospital Lane, Coseley

- DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- GARAGE & OFF ROAD PARKING
- WELL LOCATED TO LOCAL SCHOOLS & AMMENITIES
- THREE BEDROOMS
- IDEAL FAMILY HOME
- FANTASTIC POTENTIAL THROUGHOUT
- PLEASE CALL THE OFFICE ON 01902 672 274 TO ARRANGE A VIEWING!

Offers In The Region Of £250,000



Hunters are pleased to present this detached family home, located off the well sought after Bramford estate and boasting local amenities and a nearby park. The area is also well served in both schooling sectors, with Bramford Primary School and Beacon Hill Academy (secondary) both close by.



Briefly comprising of an entrance hall with access to first floor landing, kitchen and well sized lounge area with adjoining double glazed conservatory, this property offers perfect living accommodation for growing families.



Moving upstairs, the first floor benefits from three bedrooms and a family bathroom which offers separate bath and shower cubicle.



Laid back off the quiet road this property has extensive parking to the fore and a larger than average rear garden.



Offering fantastic potential throughout including the prospect to convert the garage, this ideal family home could be yours very soon! To arrange an appointment please call the office and speak with one of our sales team.





This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.



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