



**Dibdale Street
Offers In The Region Of £200,000**



- MODERN END TERRACED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
 - DRIVEWAY

- TWO BEDROOMS
- PERFECT FOR FIRST TIME BUYERS
- DETACHED GARDEN ROOM WITH ELECTRICS

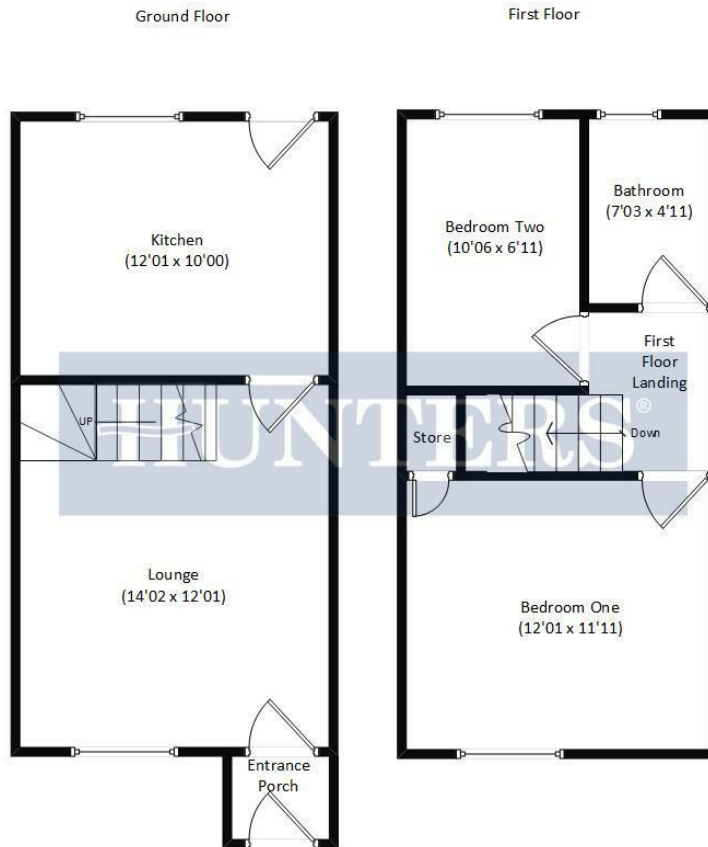
Hunters are delighted to present this modern end of terrace home, beautifully presented throughout and located within the catchment of Milking Bank Primary School.

Comprising of an entrance porch, lounge with stairs to first floor landing, fitted kitchen, two bedrooms and a family bathroom. The rear garden is low maintenance with gravel and a small lawn area but the real star of the show is the detached garden room fitted with electrics. Perfect for home workers or entertaining guests.

Off road parking is available at the property with a private driveway.

Ideal for first time buyers please call the office to schedule a viewing.





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

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.



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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email:

sedgley@hunters.com <https://www.hunters.com>