

# HUNTERS®

HERE TO GET *you* THERE

118 Tipton Road, Woodsetton, Dudley, West Midlands, DY3 1BY

Offers Over £450,000

Property Images





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## Property Images





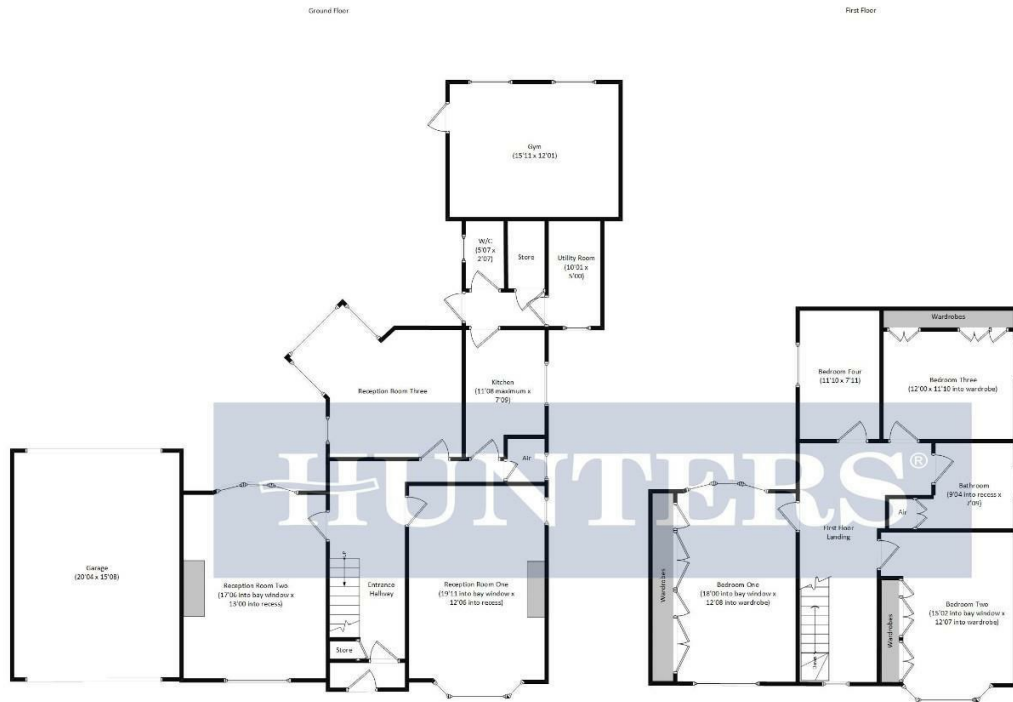
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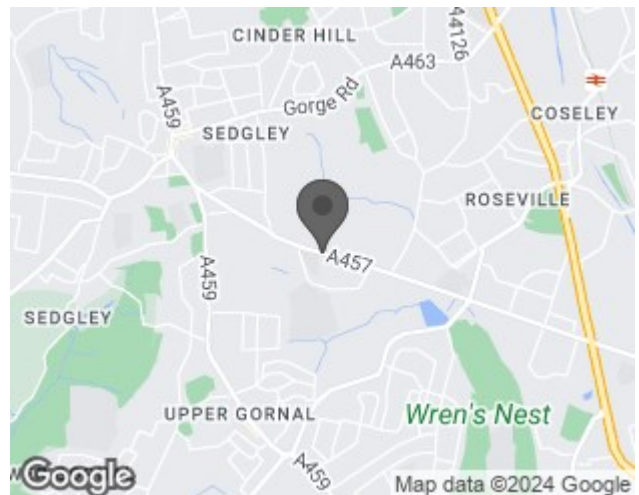


This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

Hunters are honoured to present this standalone detached home on the popular Tipton Road leading into Sedgley. Built in 1931 this traditional bay fronted property is offered for sale with no upward chain and promises to serve as the ideal family abode for many years to come.

Steeped in rich history and offering fantastic potential throughout, 118 Highbury, is to give spacious living accommodation throughout. Briefly comprising of three reception rooms to the ground floor, a large entrance hall, kitchen, utility, guest w/c and storage. Tall ceilings and large windows help adorn each space in natural light.

Upstairs the home benefits from four bedrooms, three of which are double in size with fitted wardrobes. Meanwhile a spacious family bathroom gives excellent potential for a new modern suite.

Outdoor areas continue to impress with a home gym at the rear, otherwise flexible as dry storage. A large double garage can be through accessed from the front to the rear and the mature tiered garden offers far reaching views.

Viewing is highly recommended to appreciate the size and potential of this fabulous family home. To arrange a viewing please call the sales team.

## Features

- TRADITIONAL DETACHED HOME • FOUR BEDROOMS • THREE RECEPTION ROOMS • NO UPWARD CHAIN • PERFECT FOR FAMILIES • GARAGE & DRIVEWAY • FAR REACHING VIEWS • EXCELLENT POTENTIAL THROUGHOUT