

HUNTERS®

HERE TO GET *you* THERE

30 Queens Road, Sedgley, Dudley, West Midlands, DY3 1HJ

Offers In The Region Of £350,000

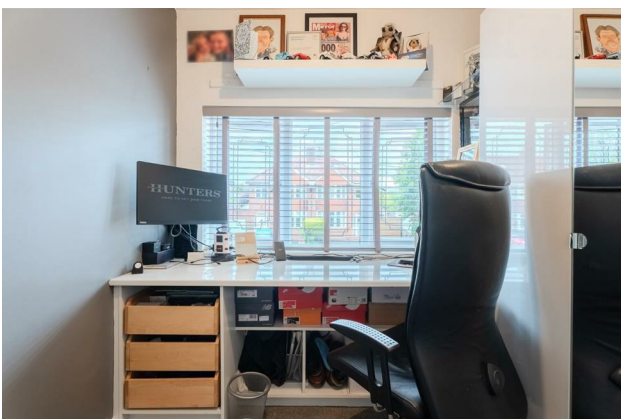
Property Images



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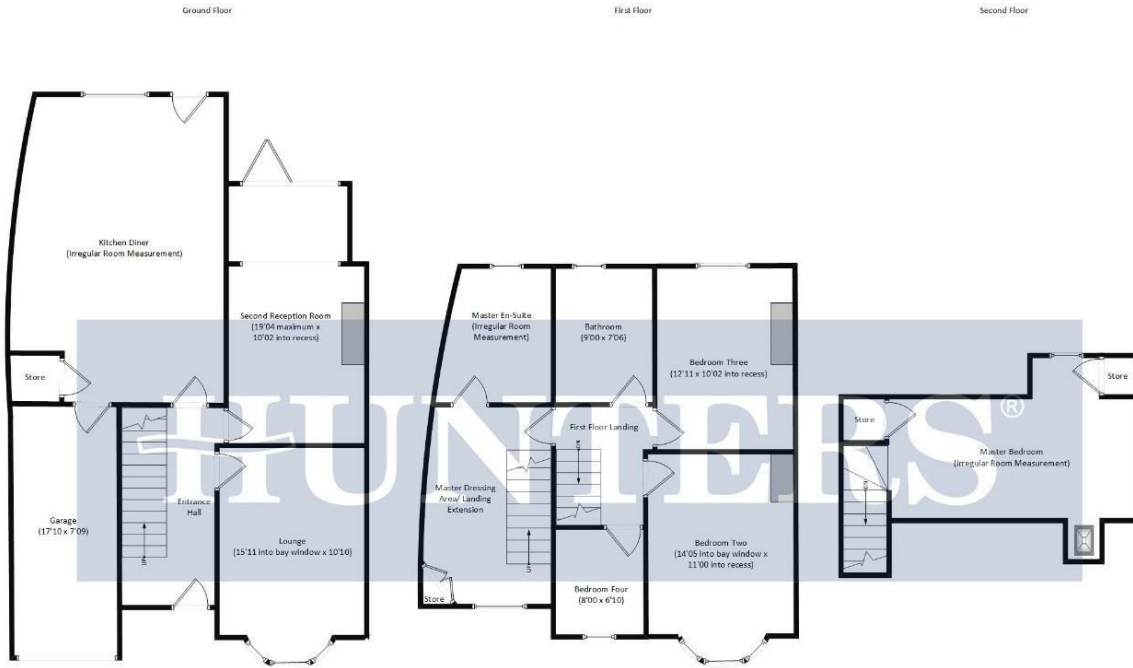


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Property Images



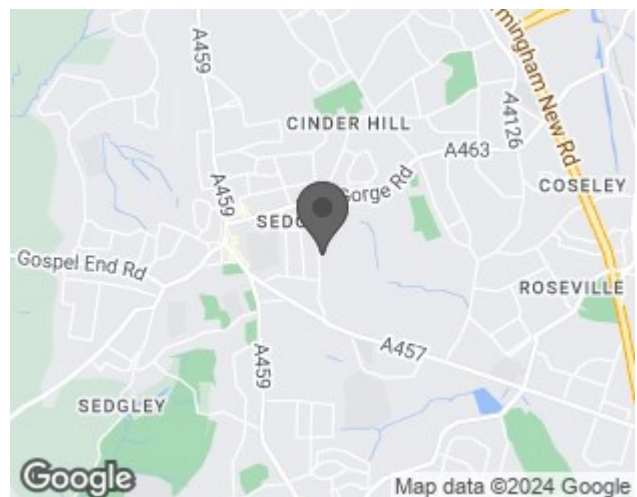


This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

EPC

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

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

Description

Hunters are delighted to present this exceptional semi detached home offering living accommodation across three floors, perfect for growing families. Located on the well sought after Queens Road in Sedgley and within walking distance of the high street providing a variety of local amenities including pubs, eateries and a supermarket.

Presented to a beautiful modern standard throughout this extended family home is to comprise of; a welcoming entrance hall giving access to the front lounge with bay window and extended second reception with bi-fold doors, leading to rear decking area with seating beneath a fixed pergola. A spacious kitchen diner with plentiful wall & base units and useful storage/ utility cupboard completes the ground floor accommodation.

Moving up onto the first floor the property benefits from two double bedrooms, a further single bedroom otherwise perfect to utilise as a home office and main family bathroom.

An extended landing space gives access to a dressing area with stairs to the second floor as well as a additional shower room serving as a private en-suite to the above master bedroom. Wonderfully designed to maximise the space above, the master bedroom itself is a spacious retreat with a variety of storage cupboards, fore skylight and rear winnow helping to adorn the room in natural light.

Generous off road parking is located to the fore with an EV charger and access to a near 18ft garage space - which can also be accessed internally from the kitchen. The extensive rear garden exudes privacy and offers the ideal space to relax or entertain guests upon the immediate decking area mentioned earlier, ample patio seating area or artificial lawn. A summerhouse fitted with electrics offers shade on those sunny days but otherwise a flexible space which could be adapted to an outdoor bar, home office or gym.

Viewing of this exceptional family home is highly recommended. To arrange a viewing please call the office and speak with our sales team.

Features

- EXTENDED SEMI DETACHED HOME • FOUR BEDROOMS • TWO RECEPTION ROOMS • FAMILY BATHROOM PLUS SHOWER ROOM • BEAUTIFULLY PRESENTED THROUGHOUT • IDEAL FOR FAMILIES • WELL SOUGHT AFTER LOCATION • GARAGE & DRIVEWAY WITH EV CHARGING POINT