

# HUNTERS<sup>®</sup>

## EXCLUSIVE

98a Gorge Road, Bilston, West Midlands, WV14 9RH

Offers In The Region Of £550,000

Property Images



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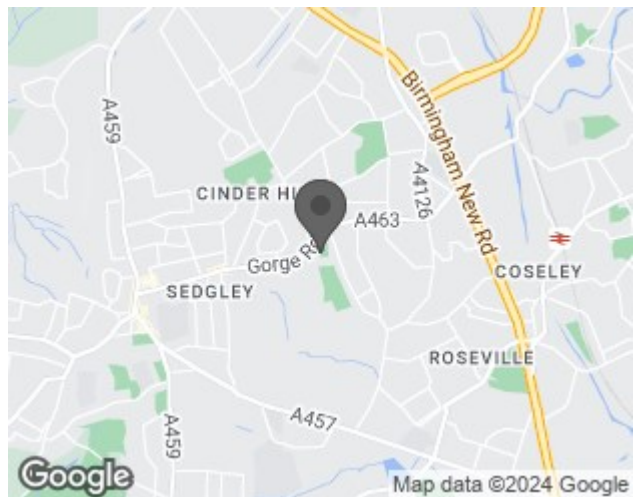


This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		92	93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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: 2 Receptions: 1  
 Tenure: Freehold

## **Description**

Hunters Exclusive are delighted to present this immaculate detached family home. Positioned amongst a well sought after development built in 2018 a modern exterior exudes curb appeal from the road, whilst a internal modern décor provides the WOW factor. Nearby to local amenities and schooling in both sectors, the area of Hurst Hill has become a popular choice for families with Sedgley also just a stones throw away.

A truly wonderful property from top to bottom, benefits continue with four years remaining on the NHBC guarantee and owned solar panels at the rear helping with ever growing utility costs.

A generous driveway to the fore provides ample off road parking for multiple vehicles with laid to lawn and a shrubbed border on approach to the canopied entrance. Moving into the welcoming entrance hall with stairs to first floor landing and guest w/c, a spacious lounge offers a comfortable space to relax as a family.

Open plan living is located to the rear with a beautiful kitchen area boasting granite work surfaces, a variety of integrated appliances and centre island. A second living space and formal dining area with above skylight makes this entire space ideal for entertaining friends & family.

A privately enclosed rear garden has been landscaped to create an idyllic outdoor retreat with paved patio area leading upwards towards a laid to lawn and shrubbery.

Upstairs are four double bedrooms of the first floor landing with beds two, three and four all having fitted wardrobes. The master bedroom is further enhanced with a walk in wardrobe and stunning en-suite with double shower cubicle, w/c and wash hand basin. Meanwhile the family bathroom has a freestanding bathtub, shower cubicle, w/c and wash hand basin again.

Viewing is highly recommended to appreciate this executive family home which could soon be yours, to schedule a viewing please call the office.

## **Features**

• EXECUTIVE DETACHED FAMILY HOME • FOUR DOUBLE BEDROOMS • MASTER BEDROOM COMPLETE WITH EN SUITE & WALK IN WARDROBE • BEAUTIFULLY PRESENTED THROUGHOUT • GUEST W/C • GARAGE & GENEROUS DRIVEWAY • OPEN PLAN LIVING WITH ADDITIONAL LOUNGE SEPERATE • LANDSCAPED REAR GARDEN • 4 YEARS NHBC GUARANTEE REMAINING • OWNED SOLAR PANELS TO REAR