



## Elmdale Road, , Bilston, West Midlands, WV14 9AU

- EXTENDED SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- PARTLY RENNOVATED
- POPULAR BRAMFORD ESTATE
- THREE BEDROOMS
- IDEAL FOR FAMILIES
- GARAGE & DRIVEWAY
- PLEASE CALL THE OFFICE TO BOOK A VIEWING!

**Offers Over £240,000**





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## DESCRIPTION

Hunters are pleased to present this extended semi detached home located ideally on the ever popular Bramford estate, benefitting from local amenities and schooling. A fantastic choice for families, this property has been partly renovated for immediate comfortable living.

Boasting an attractive curb appeal with up & down bay windows, the ground floor accommodation is to briefly comprise of an internal entrance porch leading to inner hall, lounge, kitchen, utility area, conservatory and a second reception room giving potential to knock through from the kitchen to create an highly desirable kitchen diner to the rear.

Upstairs are three bedrooms and a convenient wet room with storage cupboard.

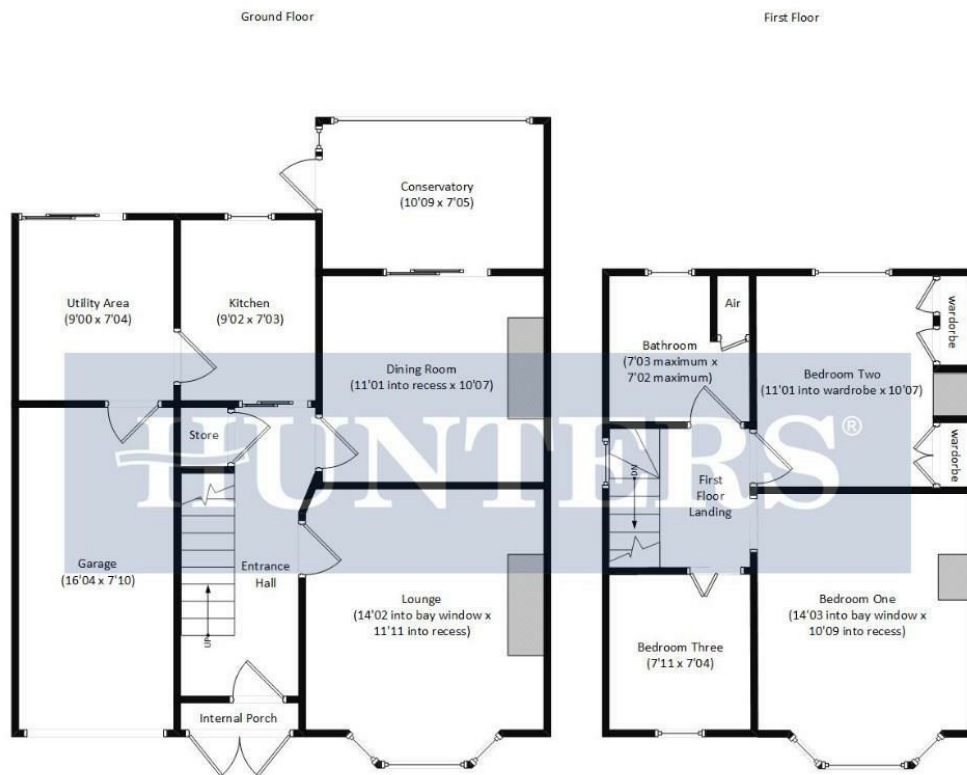
To the fore is gated parking and access to the 16ft garage ideal for storage or to potentially convert - internal access is already in place. Meanwhile to the rear is an ample garden space also providing excellent potential to create your idyllic outdoor space.

Viewing is highly recommended to appreciate the size and thus far renovation of this fantastic family property. To arrange a viewing please call the office.









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

### Viewings

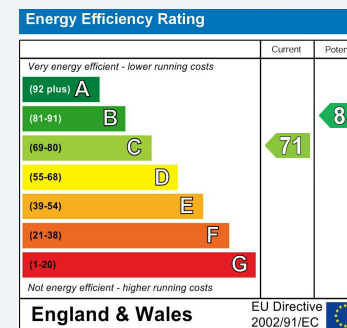
Please contact [sedgley@hunters.com](mailto:sedgley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.

