



HUNTERS[®]
HERE TO GET *you* THERE



St. Marys Close, Dudley

Offers In The Region Of £400,000



Hunters are pleased to present this distinctive detached family home for sale in a sought-after location, offering an excellent balance of comfort and convenience. This inviting property is uniquely characterised by its three spacious bedrooms and two delightful reception rooms.

The property showcases an expansive master bedroom with the luxury of an en-suite, offering an element of private comfort. The second bedroom is a generously proportioned double room, complete with built-in wardrobes for ample storage solutions. The third bedroom, also a double, completes the sleeping quarters of this welcoming home.

The charming reception rooms are an exceptional feature of this property. The first reception room commands a beautiful view of the garden, offering a tranquil space for relaxation and entertaining. The second reception room provides additional space for a multitude of uses, be it a formal dining room, a home office, or a cosy family room.

The property is equipped with one well-appointed kitchen, providing you with a modern space to cater to all your culinary needs. The house also benefits from a dedicated bathroom, ensuring ample facilities for both residents and guests.

One of the unique features of this property is the provision of parking, including a double garage, ensuring secure off-street parking for residents. An added luxury is the balcony, providing an elevated outdoor space for you to enjoy.

The property is ideally situated with excellent public transport links and local amenities within easy reach. Nearby parks offer green spaces for recreation, and the proximity to local schools makes this an ideal family home. A viewing is highly recommended to truly appreciate the potential of this property.

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.

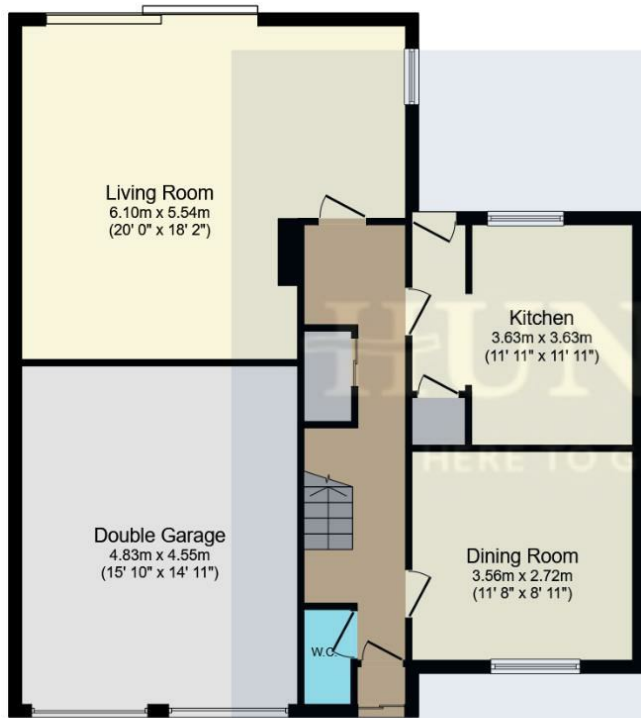


KEY FEATURES

- DETACHED FAMILY HOME
 - THREE BEDROOMS
 - EN-SUITE TO MASTER
 - BALCONY
- UPSTAIRS FAMILY BATHROOM
- TWO RECEPTION ROOMS
 - DOWNSTAIRS WC
 - DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN

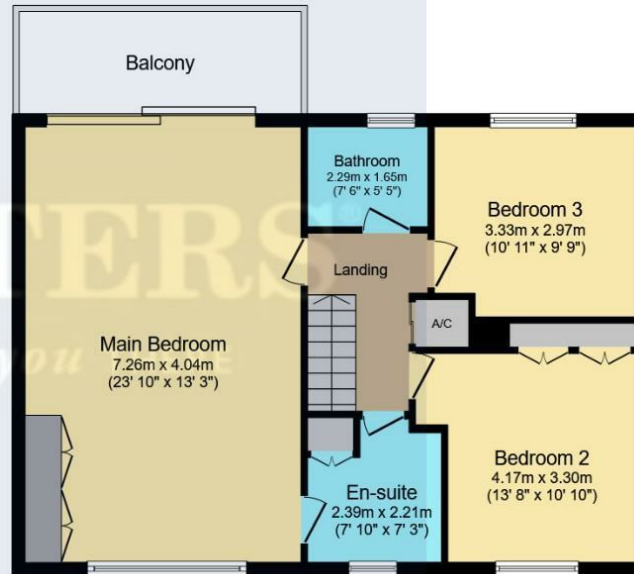






Ground Floor

Floor area 97.4 sq.m. (1,049 sq.ft.)

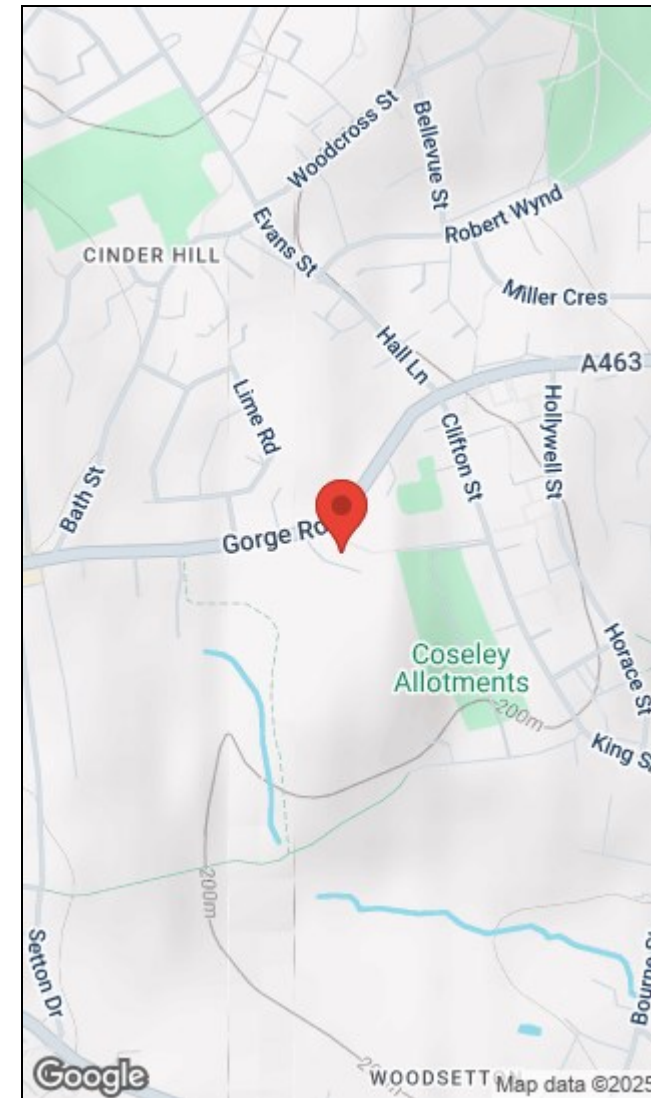


First Floor

Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 169.6 sq.m. (1,826 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.