



**HUNTERS**<sup>®</sup>  
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# Algar Grange, Sedgley, DY3

## Offers In The Region Of £450,000



Hunters are delighted to present this immaculate detached house, perfectly suited for families seeking comfort and convenience. Set in a desirable location with excellent access to public transport links, renowned nearby schools, a variety of local amenities, tranquil parks, and scenic walking routes, this stunning property offers both a relaxing retreat and modern lifestyle.

Upon entering, you are welcomed by a generous open-plan reception room. Designed for both relaxation and entertaining, the space features a charming log burner, providing a cosy atmosphere year-round, and direct access to the rear garden, seamlessly blending indoor and outdoor living.

The open-plan kitchen is bathed in natural light and features a thoughtfully arranged utility room for added practicality. Whether enjoying family meals or entertaining guests, the layout offers both style and functionality.

Accommodation comprises three well-proportioned double bedrooms. The magnificent master bedroom boasts its own en-suite, delivering privacy and comfort. The additional two double bedrooms provide ample space for children, guests, or versatile use to suit your family's needs.

The main bathroom is appointed with a separate shower cubicle for effortless convenience.

Outside, a single garage offers secure parking or valuable additional storage. This property blends high-quality finishes with a prime location, making it a rare opportunity in today's market.

Contact us today to arrange a viewing and discover this remarkable family home in a thriving community.



## KEY FEATURES

- A STUNNING DETACHED DORMA BUNGALOW
- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLAN LIVING
- KITCHEN WITH INTERGRATED APPLIANCES
  - DOWNTAIRS WC
  - UTILITY ROOM
  - GARAGE
- OFF ROAD PARKING
- PRIVATE CUL-DE-SAC



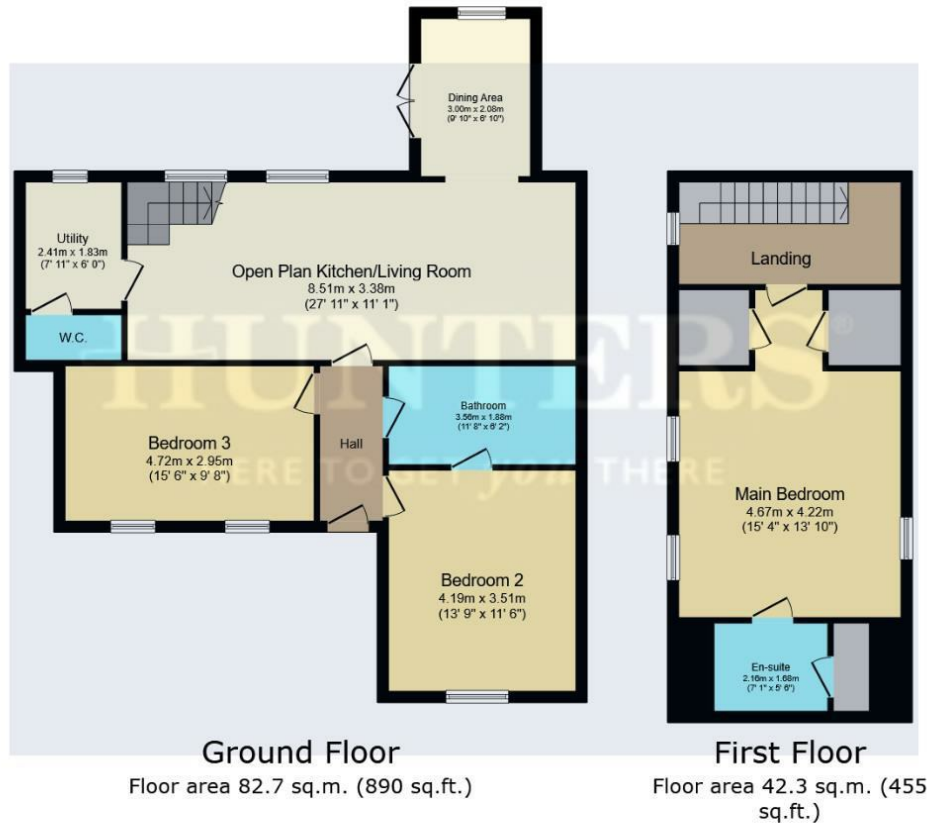






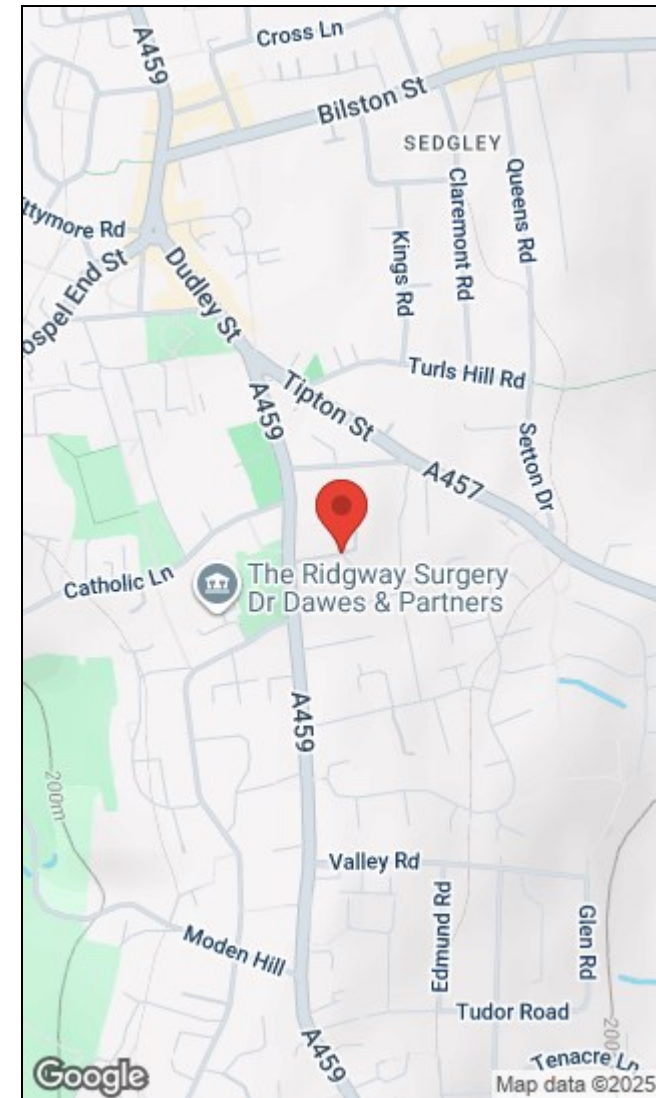






Total floor area: 125.0 sq.m. (1,345 sq.ft.)

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](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
hunterssedgley@hunters.com | [www.hunters.com](http://www.hunters.com)



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