



HUNTERS[®]
HERE TO GET *you* THERE



Langland Drive., Sedgley,

Offers In The Region Of £260,000



Presenting a fantastic opportunity for families or anyone seeking a project, this three-bedroom semi-detached house is now available for sale with no upward chain! Set on a desirable corner plot, this home benefits from a prime location close to reputable schools and inviting local parks—perfect for family living.

The property features two spacious reception rooms, offering plenty of space for both relaxation and entertaining guests. The kitchen is practical and ready for your personal touch. Upstairs, you'll find three bedrooms, including two comfortable doubles and an extended third room into the eaves—ideal for a child's bedroom or a cosy study nook.

This home is perfect for those eager to bring their own style; it needs modernising and offers endless scope to truly make it your own. The garage has been thoughtfully converted into a handy utility room and a convenient downstairs WC, adding to the home's adaptable layout.

With a Council Tax band C, this property makes for a sensible investment in a sought-after area. Whether you're a growing family or a savvy renovator, this house offers the potential to add value and create a home tailored to your tastes.

Don't miss this fantastic opportunity to acquire a spacious property on a sizeable plot in a family-friendly neighbourhood. Contact us today to arrange a viewing and imagine the possibilities this home could hold for you!

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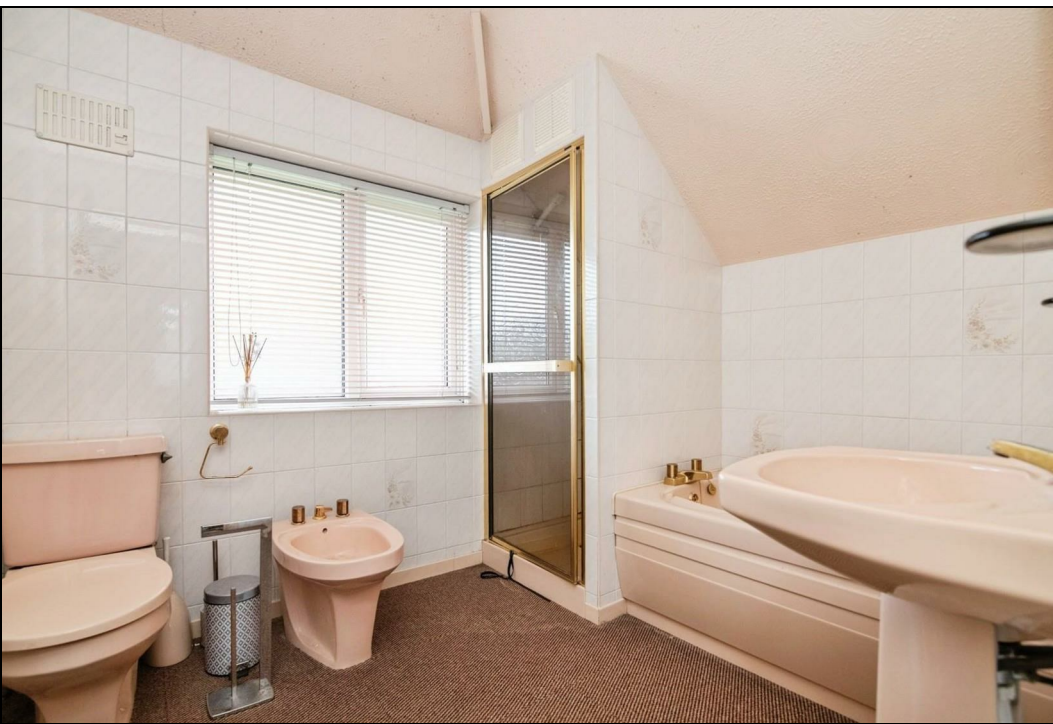
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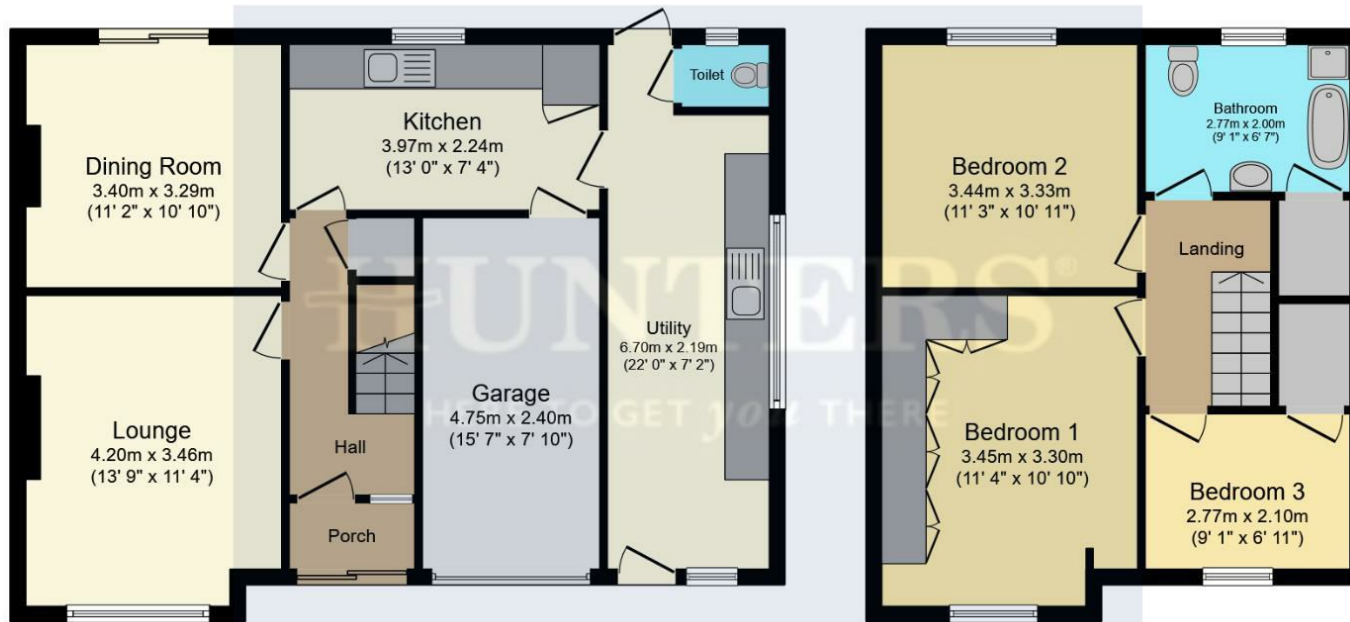


KEY FEATURES

- Three spacious bedrooms
- Desirable corner plot
 - No upward chain
- Close to reputable schools
- Two spacious reception rooms
 - Converted utility room
 - Scope to modernise
- Family-friendly neighbourhood

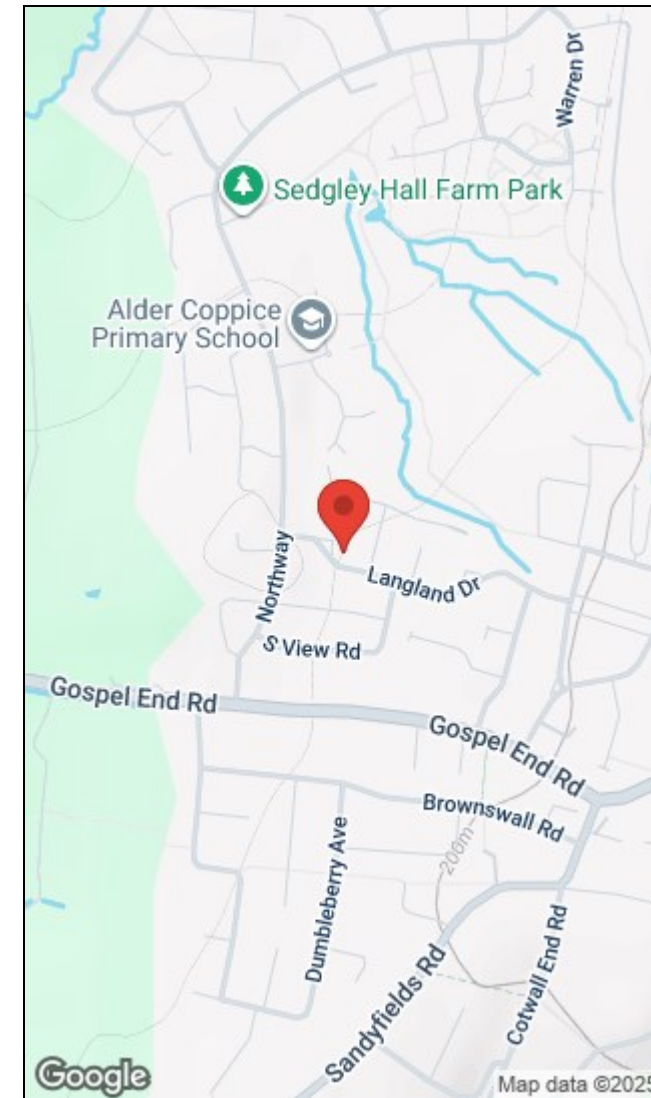






Total floor area: 118.9 sq.m. (1,280 sq.ft.)

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		

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