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# Sandyfields Road, Dudley

## Asking Price £140,000



Presenting an excellent opportunity for first-time buyers, this two-bedroom flat occupies a highly sought-after location, ideally positioned close to public transport links, renowned local schools, and a host of convenient amenities. The property offers an inviting living environment, perfectly suited for those looking to establish their first home or invest in a growing area.

Upon entry, you are welcomed into a well-proportioned space that comprises a bright reception room, ideal for relaxing or entertaining guests. The kitchen provides functionality and ease for daily living. Accommodation includes a generously sized master double bedroom, offering ample space for furnishings and personal touches. In addition, there is a single bedroom, suitable for a child's room, guest space or a dedicated home office.

The flat benefits from practical features that include allocated parking as well as the rare advantage of a single garage, providing additional security and storage solutions. Stepping outside, the property boasts a private rear garden, perfect for alfresco dining, gardening enthusiasts or simply unwinding in a tranquil outdoor setting.

Set within a superb neighbourhood, this property not only ensures ease of access to local amenities but also enjoys the convenience of nearby schools and excellent public transport routes, making daily commutes and school runs stress-free. Early viewing is highly recommended to appreciate all this delightful flat has to offer, particularly for those taking their exciting first steps onto the property ladder.

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## KEY FEATURES

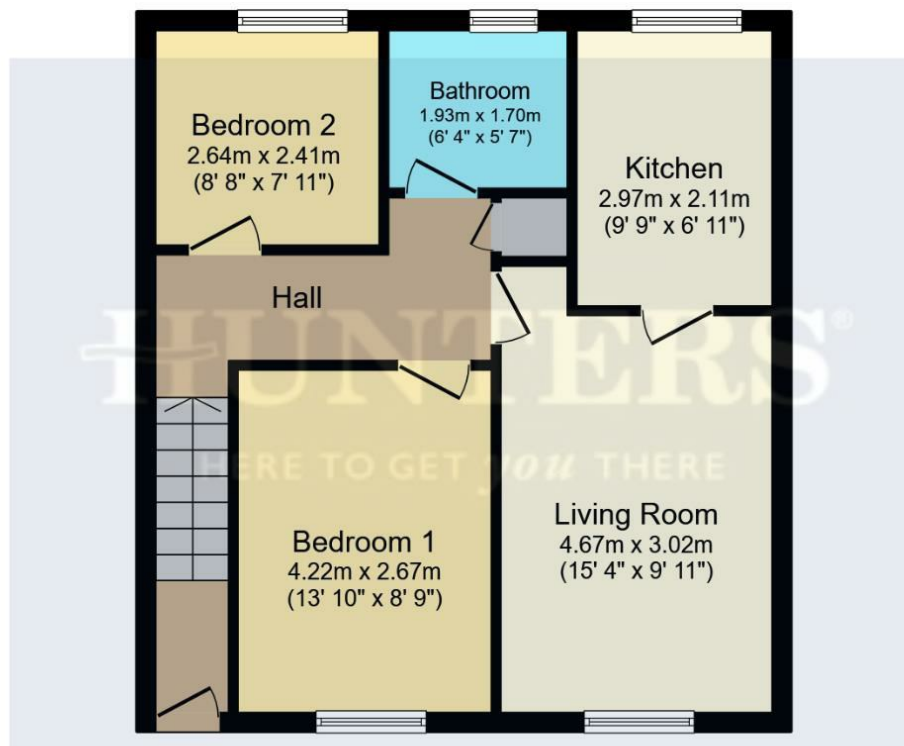
- TWO BEDROOM PROPERTY
- SPACIOUS LOUNGE
- WELL MAINTAINED THROUGHOUT
  - GARAGE
  - OFF ROAD PARKING
  - PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- CALL US ON 01902 672274 TO SECURE YOUR VIEWING







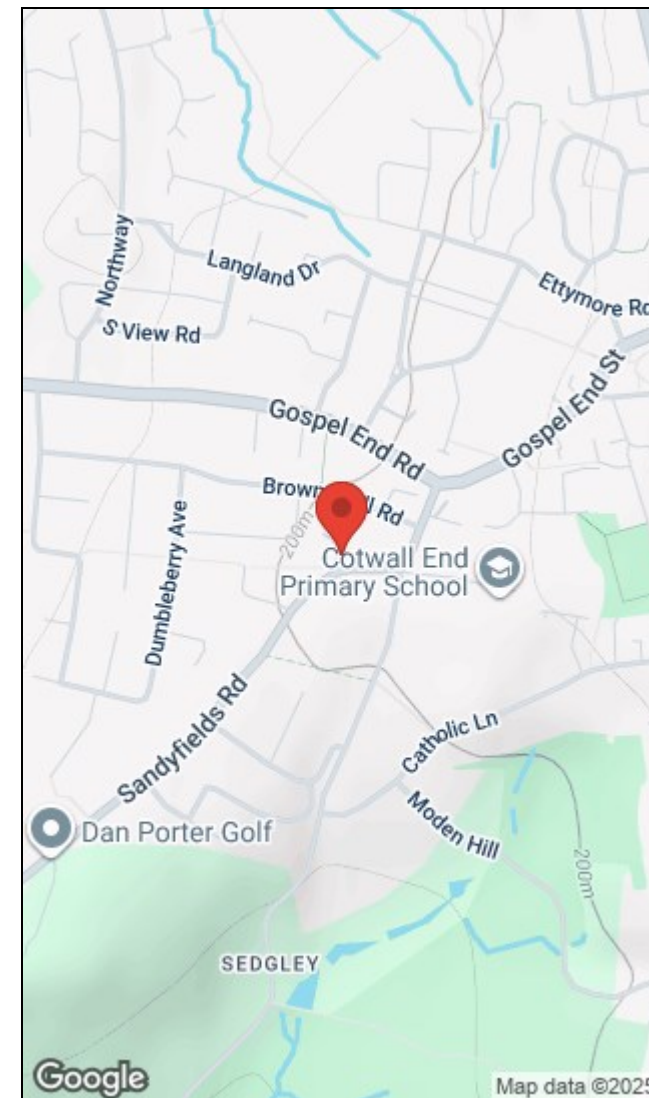




**Floor Plan**  
Floor area 48.9 sq.m. (527 sq.ft.)

Total floor area: 48.9 sq.m. (527 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>			(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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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