

HUNTERS®

HERE TO GET *you* THERE



Grafton Gardens.

Dudley, DY3 3ES

Offers Over £250,000



3



1



2



C



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

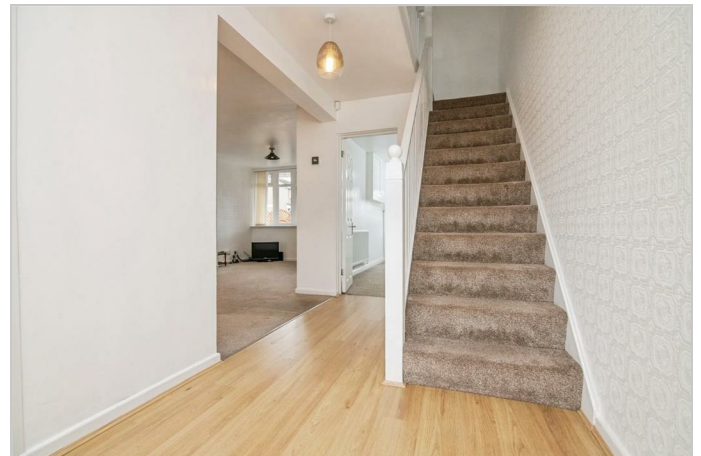


Total floor area: 93.4 sq.m. (1,005 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any total floor area, and room areas are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. The liability is open for any error, omission or misstatement. A party must only rely on such representations. Checked by: [Name]

- THREE BEDROOM SEMI-DETACHED
- LOCATED IN A QUIET CUL-DE-SAC
- SOUGHT AFTER AREA
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- IDEAL FOR FIRST TIME BUYERS
- VIEWINGS ARE HIGHLY RECOMMENDED

- CONVERTED GARAGE
- PRIVATE REAR GARDEN
- LOCAL AMENITIES



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 OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters will 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.