

# HUNTERS®

HERE TO GET *you* THERE



## Botany Drive

Upper Gornal, Dudley, DY3 3XT

£425,000



Hunters are delighted to present this extended detached home occupying a delightful elevated position within the well sought after Botany Drive, Upper Gornal. A fantastic address worthy of all its plaudits, the home itself benefits from beautiful far reaching views and an extremely well presented interior.

Ideal for growing families, the historic extension and garage conversion has afforded spacious accommodation throughout, perfect for comfortable living arrangements.

Comprising of a large entrance hall with useful guest w/c, the open plan lounge & snug area is situated to the left with feature bay window helping to adorn the space in natural light. A stunning fitted kitchen with breakfast bar and variety of integrated appliances is the dream space for eager chefs amongst us, meanwhile the previous garage has been converted to serve as a spacious 17ft dining room, brilliant for hosting dinner parties or enjoying a family meal.

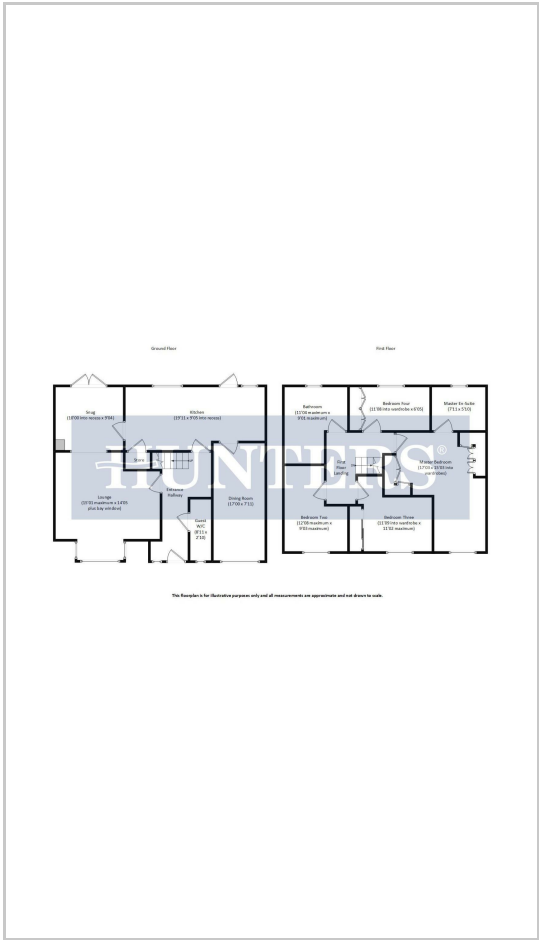
Upstairs are four good sized bedrooms, three of which boast fitted wardrobes. The master bedroom is arguably the most impressive room in the home, also benefiting from a stylish en-suite with low level shower



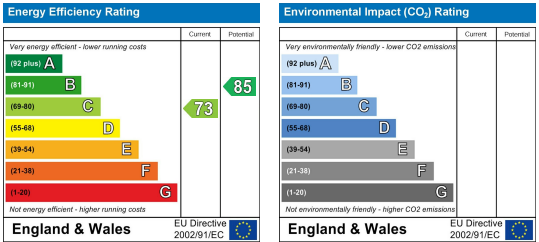
Area Map



Floor Plans



Energy Efficiency Graph



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