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# Balmoral View, Dudley

## Offers Over £280,000



**HUNTERS**<sup>®</sup>  
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Presenting an immaculate detached house, perfectly tailored for families and first-time buyers seeking a move-in ready residence in a highly desirable location. This beautifully presented property boasts three well-proportioned bedrooms, comprising two spacious doubles and a comfortable single, ideally suited for a growing family, guests, or a home office.

The home features a bright and contemporary open-plan kitchen, designed to be the heart of the home. Ample natural light floods in, enhancing the inviting atmosphere, while the integrated dining space provides a perfect setting for family meals or entertaining friends. With one generous reception room, the property offers a flexible living area ideal for relaxation or social gatherings.

The modern bathroom is fitted to a high standard, ensuring both comfort and convenience for daily routines. Every detail of this residence has been maintained to an impeccable standard, offering a fresh and welcoming environment throughout.

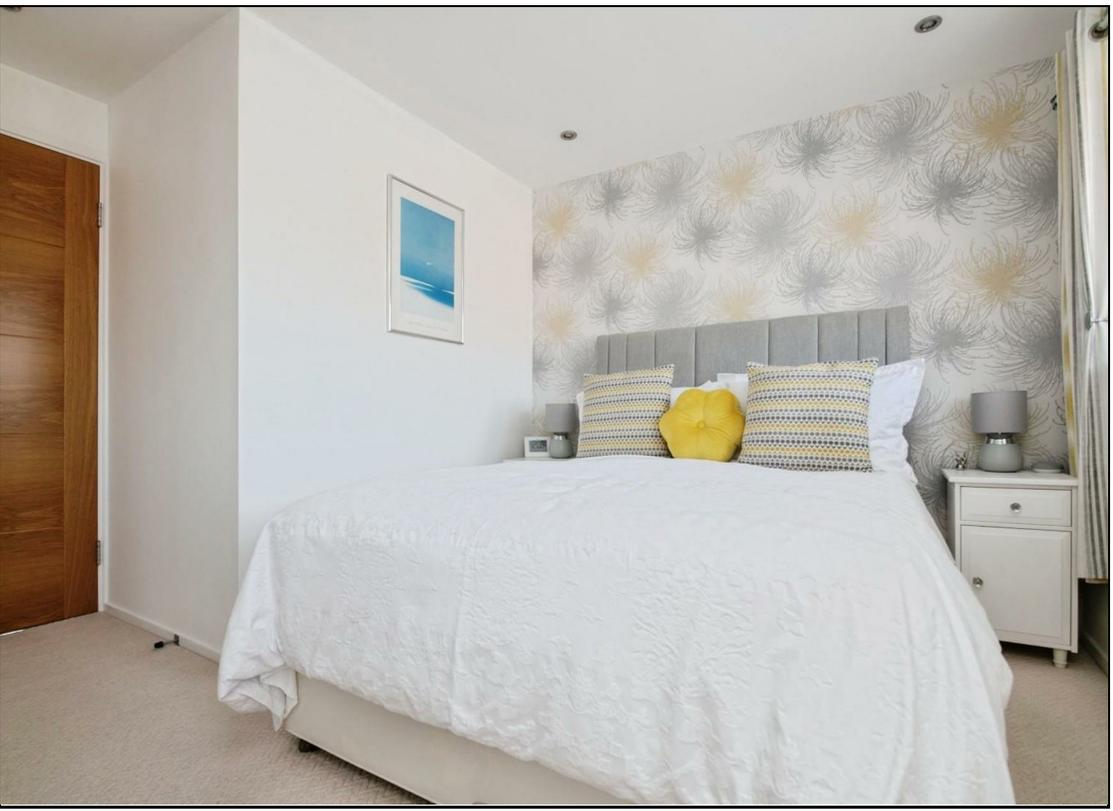
This property is superbly situated with excellent access to highly regarded nearby schools, local amenities, and green open spaces. Residents will also benefit from proximity to picturesque parks and scenic walking routes, perfect for enjoying outdoor activities and a healthy lifestyle.

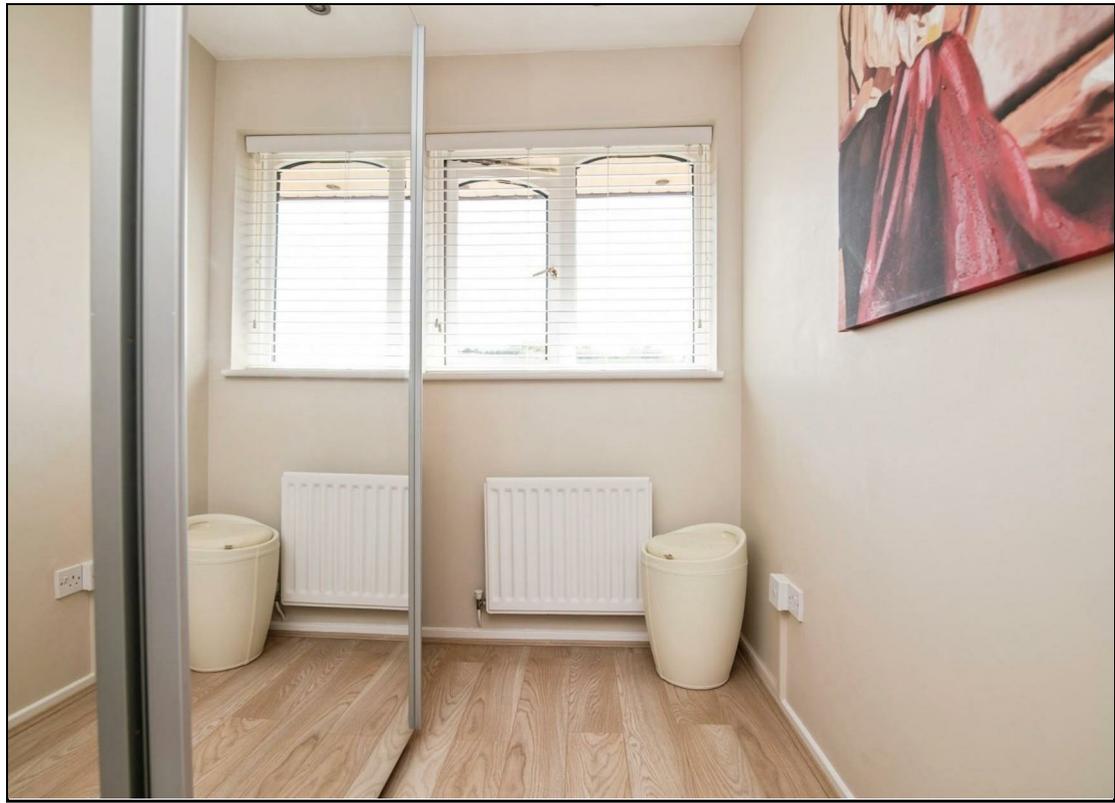
In summary, this immaculate detached house represents an outstanding opportunity to acquire a well-appointed family home in a sought-after neighbourhood, combining comfort, practicality, and a prime location. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

## KEY FEATURES

- LINK-DETACHED FAMILY HOME
  - THREE BEDROOMS
  - KITCHEN / DINER
  - SPACIOUS LOUNGE
- UPSTAIRS FAMILY BATHROOM
  - OFF ROAD PARKING
    - GARAGE
- ELECTRIC CAR CHARGING PORT
  - VIEWINGS ARE HIGHLY RECOMMENDED



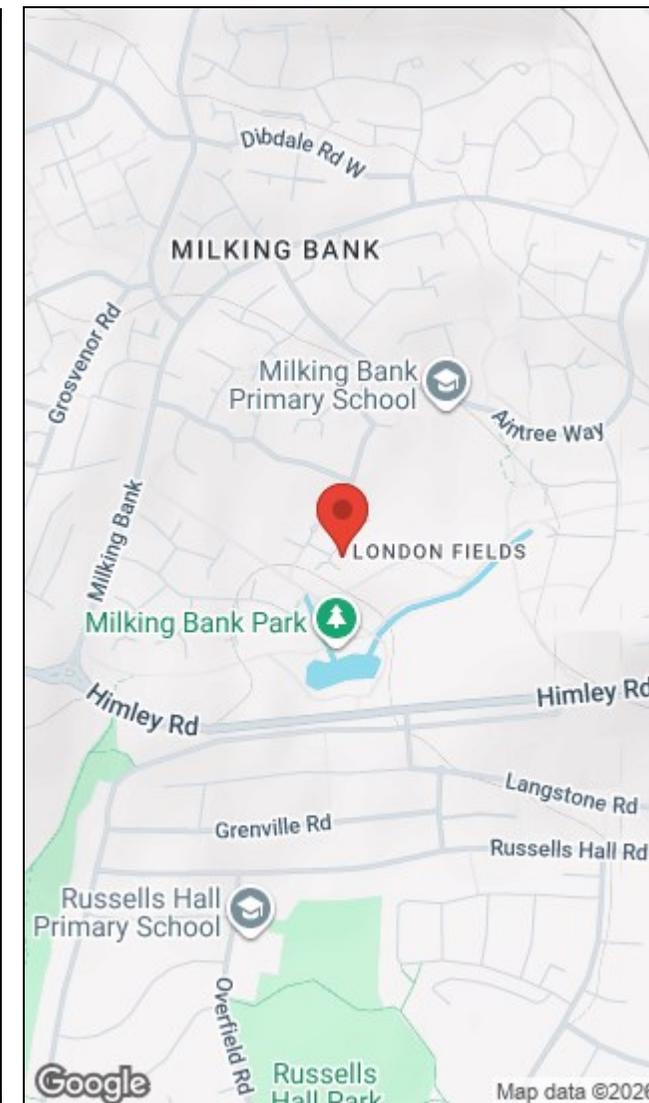






Total floor area: 77.6 sq.m. (835 sq.ft.)

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 <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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