



HUNTERS[®]
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Clifton Street, Hurst Hill

Offers In The Region Of £200,000



Hunters are delighted to present this well-maintained two-bedroom terraced home, ideally situated within the popular residential area of Hurst Hill. Offering spacious and practical accommodation arranged over two floors, together with the added benefit of a cellar and private rear garden, the property is particularly well suited to first-time buyers, young professionals and investors alike.

The ground floor briefly comprises two separate reception rooms, providing flexible living and dining accommodation. The principal reception room features a charming fireplace, creating a welcoming focal point, while the second reception room enjoys pleasant views over the rear garden, offering an ideal setting for dining or additional living space. The kitchen is well arranged and provides access to a rear lobby area, together with steps leading down to the cellar, which offers valuable additional storage space.

To the first floor, the property offers two generously proportioned double bedrooms, including a spacious master bedroom, alongside a family bathroom fitted to serve the accommodation comfortably.

Externally, the property benefits from a private rear garden, providing an attractive outdoor space suitable for relaxation, entertaining and everyday enjoyment.

Hurst Hill is a well-established and conveniently located residential area, positioned within easy reach of nearby Coseley, Sedgley and Dudley town centre. Residents benefit from a variety of local amenities, including supermarkets, independent retailers, cafés, public houses and everyday services. The surrounding area also offers a strong sense of community and a range of recreational facilities.

A number of nearby green spaces contribute to the appeal of the location, including Hurst Hill Park and Silver Jubilee Park, both offering open parkland, children's play areas and pleasant walking routes.

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



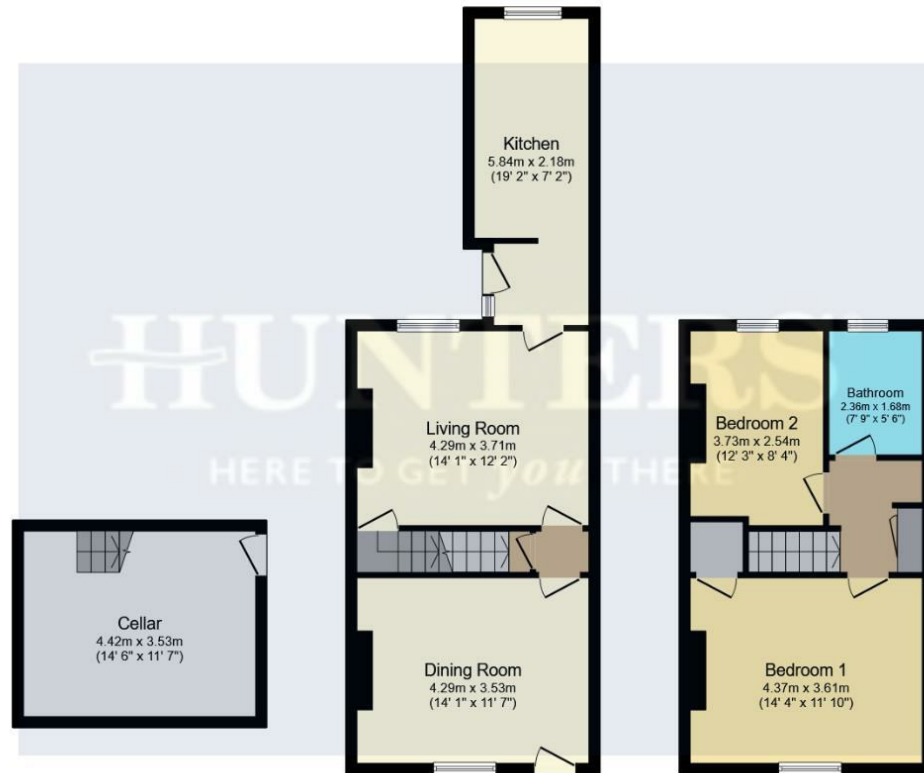
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KEY FEATURES

- MID-TERRACED HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
 - CELLAR
- PRIVATE REAR GARDEN
- UPSTAIRS BATHROOM

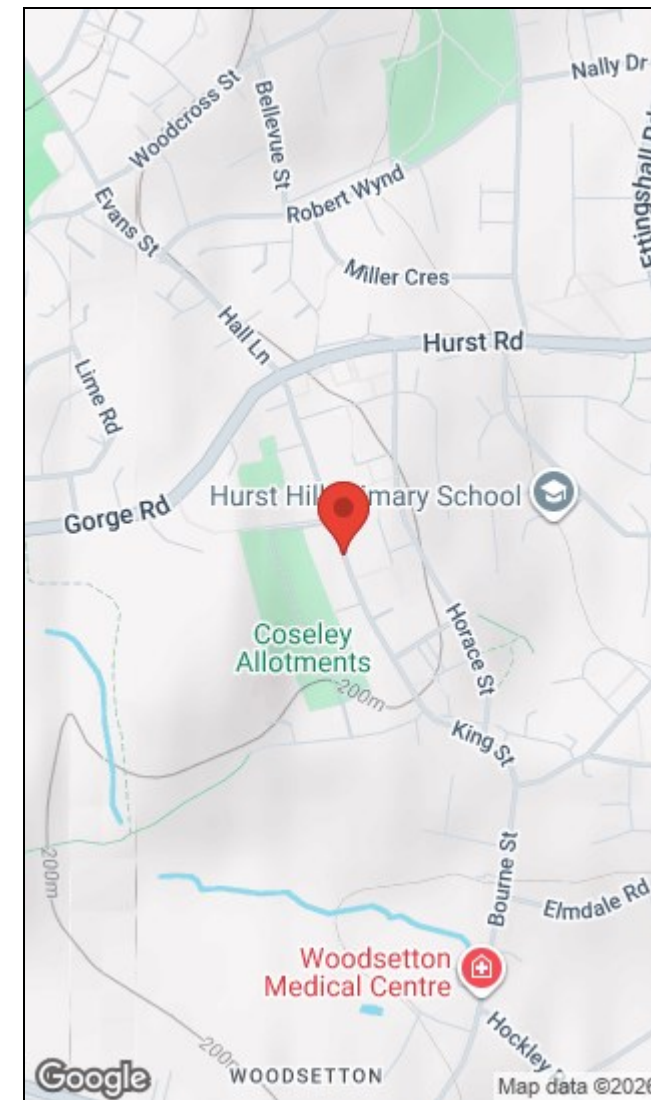






Total floor area: 100.6 sq.m. (1,083 sq.ft.)

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	85	(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	
28			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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