



HUNTERS[®]

HERE TO GET *you* THERE



Butler Close, Dudley

Offers In Excess Of £165,000

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Presenting an immaculate second-floor flat for sale, ideally situated to take advantage of excellent public transport link and local amenities, yet has some lovely walking routes nearby. This modern property is perfect for first time buyers or investors seeking a high-quality home in a thriving location.

The flat features a well-designed open-plan living space that combines a spacious lounge and kitchen. The kitchen area offers integrated dining space, making it ideal for entertaining guests or enjoying family meals. Both bedrooms are generously proportioned doubles, providing comfortable and flexible accommodation.

Finished to a high standard throughout, the flat benefits from gas central heating and an impressive EPC rating of B, ensuring comfort and energy efficiency all year round. Externally, the property includes allocated parking, offering added convenience for residents and visitors alike.

Council tax band B further enhances the property's appeal, with manageable ongoing costs.

This remarkable flat stands out not only for its quality finish and excellent layout, but also for its strategic location. Whether you are commuting, enjoying local shops and cafés, or exploring nearby green spaces, everything is within easy reach.

In summary, this immaculate two-bedroom flat effortlessly combines modern features, energy efficiency, and an enviable location, making it a superb opportunity for both first time buyers and savvy investors alike. Early viewing is highly recommended to fully appreciate all that this outstanding property has

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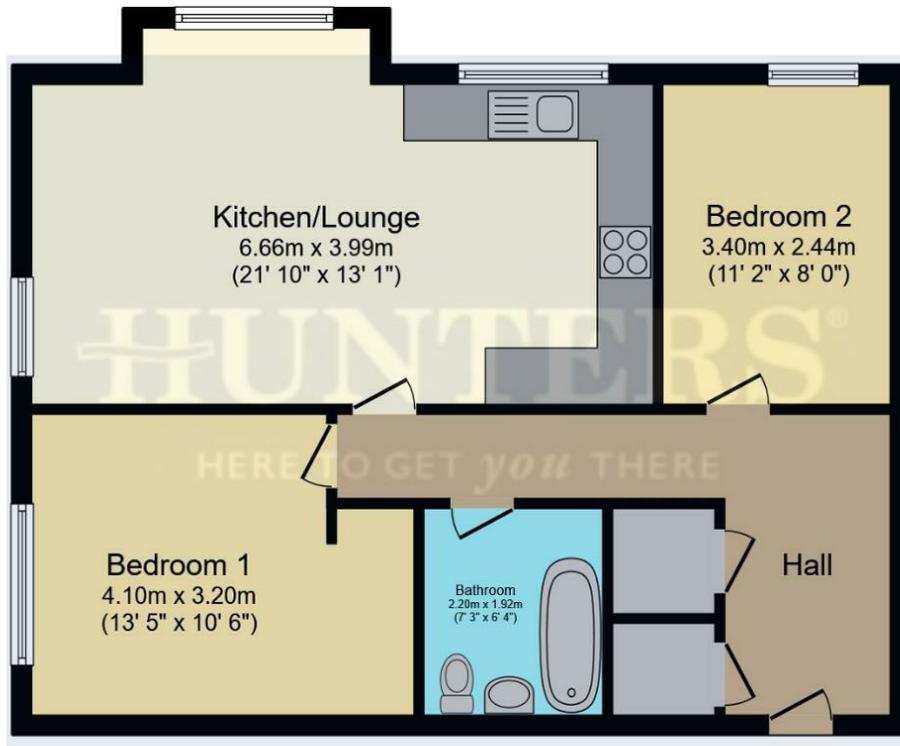
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KEY FEATURES

- IMMACULATE MODERN SECOND-FLOOR FLAT
 - OPEN PLAN LIVING-KITCHEN
 - INTEGRATED DINING AREA
 - TWO DOUBLE BEDROOMS
 - HIGH STANDARD FINISH THOROUGHOUT
 - GAS CENTRAL HEATING
 - EPC RATING B
 - ALLOCATED PARKING SPACE



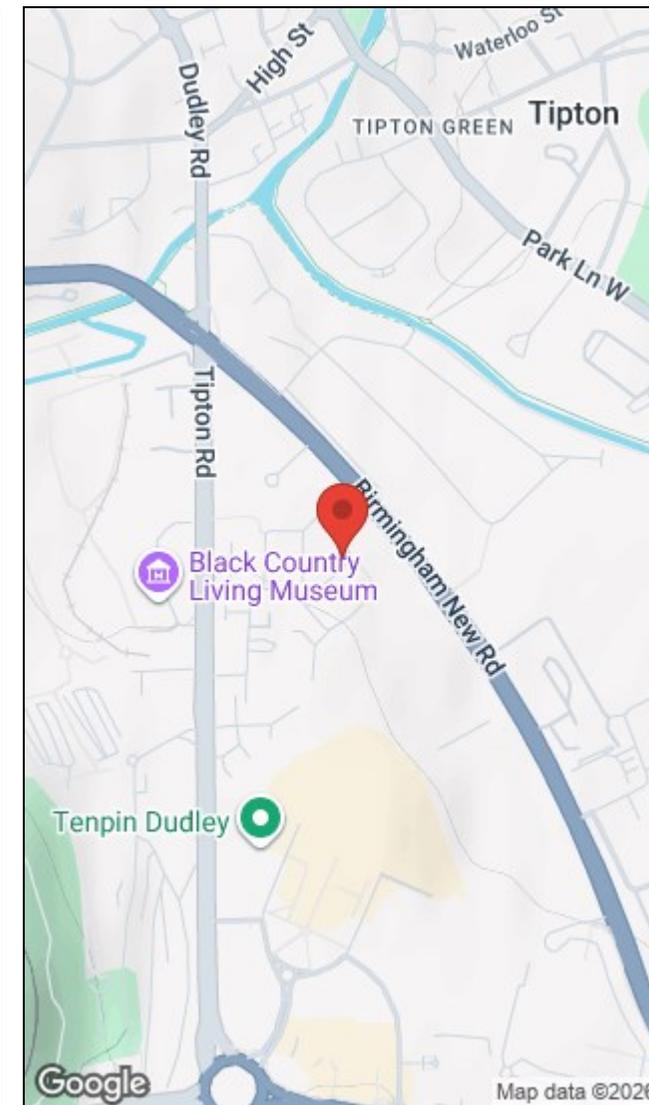




Floor Plan
Floor area 63.1 sq.m. (679 sq.ft.)

Total floor area: 63.1 sq.m. (679 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		(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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