



Hockley Road

Bilston, WV14 9TT

Offers In The Region Of £240,000



Situated within a popular and established residential location, Hockley Road is a spacious three-bedroom semi-detached property offering an excellent opportunity for buyers looking to create a fantastic family home. With generous accommodation throughout and plenty of scope to modernise, the property provides the perfect opportunity to put your own stamp on a home and add value over time.

The accommodation is well proportioned throughout, offering excellent space for family living. The ground floor provides versatile reception space ideal for both everyday living and entertaining, whilst the overall layout lends itself well to future improvement and personalisation. Whilst some updating may be desired, the property offers a solid foundation and plenty of potential for its next owners.

To the first floor are three well-sized bedrooms, providing comfortable accommodation for a growing family, alongside a family bathroom. The generous room sizes found throughout the home are a particular feature and offer flexibility to suit a variety of needs.

Outside, the property benefits from a pleasant position within the area and offers outdoor space with potential to be further enhanced. Whether you are a first-time buyer, growing family, or investor, this property presents



Lounge 12' 2" x 11' 5" (3.70m x 3.48m)

At the front of the property, the lounge is a welcoming space featuring a large bay window that fills the room with natural light. The room has a traditional fireplace, offering a cosy focal point.

Dining Room/Sitting Room 11' 2" x 10' 10" (3.41m x 3.30m)

The dining room provides ample space for family meals and entertaining or used as a separate living area. It leads directly into the conservatory, creating a bright, airy flow between the rooms.

Conservatory 11' 5" x 8' 9" (3.48m x 2.67m)

The conservatory is surrounded by windows that flood the room with light and offer views of the garden. The light-coloured flooring contrasts with the darker wood frame, creating a pleasant indoor-outdoor space perfect for relaxing or enjoying the garden.

Kitchen 7' 5" x 7' 3" (2.25m x 2.20m)

The kitchen offers a practical and functional layout, ideal for everyday living. A window above the sink allows natural light to flow into the room, creating a bright and welcoming atmosphere. An additional benefit is the adjoining utility area and garage, which present excellent potential for reconfiguration or extension, allowing future owners the opportunity to create a larger kitchen space should they wish, subject to any necessary permissions.

Utility 7' 10" x 5' 2" (2.38m x 1.58m)

The utility room is a small but useful space next to the kitchen, fitted with shelving and a work surface. It has a sliding door that opens out to the garden, making it easy to access outdoor areas while keeping practical tasks organised.

Bedroom 1 12' 0" x 11' 7" (3.67m x 3.52m)

Bedroom 1 is a generous double room at the front of the house, featuring a large bay window and built-in wardrobes with mirrored doors. The neutral carpeting and simple décor provide a blank canvas ready for personal touches.

Bedroom 2 11' 5" x 11' 3" (3.49m x 3.43m)

Bedroom 2 is another spacious double, positioned at the rear of the property. It benefits from a large window overlooking the garden, creating a bright and airy feel. The room's neutral décor and carpeting make it a welcoming and comfortable space.

Bedroom 3 8' 1" x 7' 7" (2.46m x 2.30m)

Bedroom 3 is a smaller single room, ideal for a child's bedroom or study. It has a window facing the garden and simple décor with carpeted flooring.

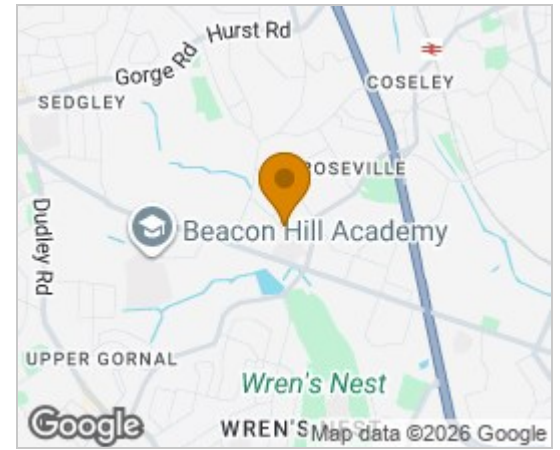
Bathroom 7' 7" x 7' 6" (2.31m x 2.29m)

The family bathroom is fitted with a bath, pedestal sink, and toilet. It features a large window that provides ample natural light, and the walls are decorated with simple tiling and neutral finishes.

Rear Garden

The rear garden is a well-proportioned outdoor space, predominantly laid to lawn with a paved path leading to a garden shed. It is fully enclosed by fencing, offering privacy, and features mature planting along the borders.

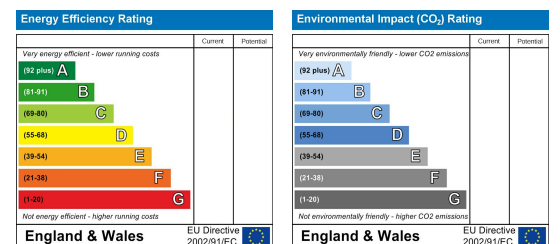
Area Map



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.

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