



## Claremont Road, Sedgley

West Midlands, DY3 1HW

Offers Over £450,000



**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Claremont Road, Sedgley

## DESCRIPTION

\*\*\*\*\*UNEXPECTEDLY BACK TO MARKET\*\*\*\*\*

Introducing this immaculate detached house, an exquisite property that is currently available for sale. This extraordinary residence offers an ideal setting for families seeking a comfortable and refined living experience in a highly sought-after location. Its proximity to public transport links, nearby schools, local amenities, parks, and walking routes, offers a blend of convenience and leisure right at your doorstep.

The property boasts an abundance of space with five well-appointed bedrooms. Four of these are generous doubles, with the master bedroom further benefiting from built-in wardrobes. The fifth bedroom is a comfortable single, suitable for a variety of uses.

The house also offers two pristine bathrooms, both featuring shower rooms. The first bathroom enhances the experience with a rain shower and a heated towel rail, adding an extra layer of luxury.

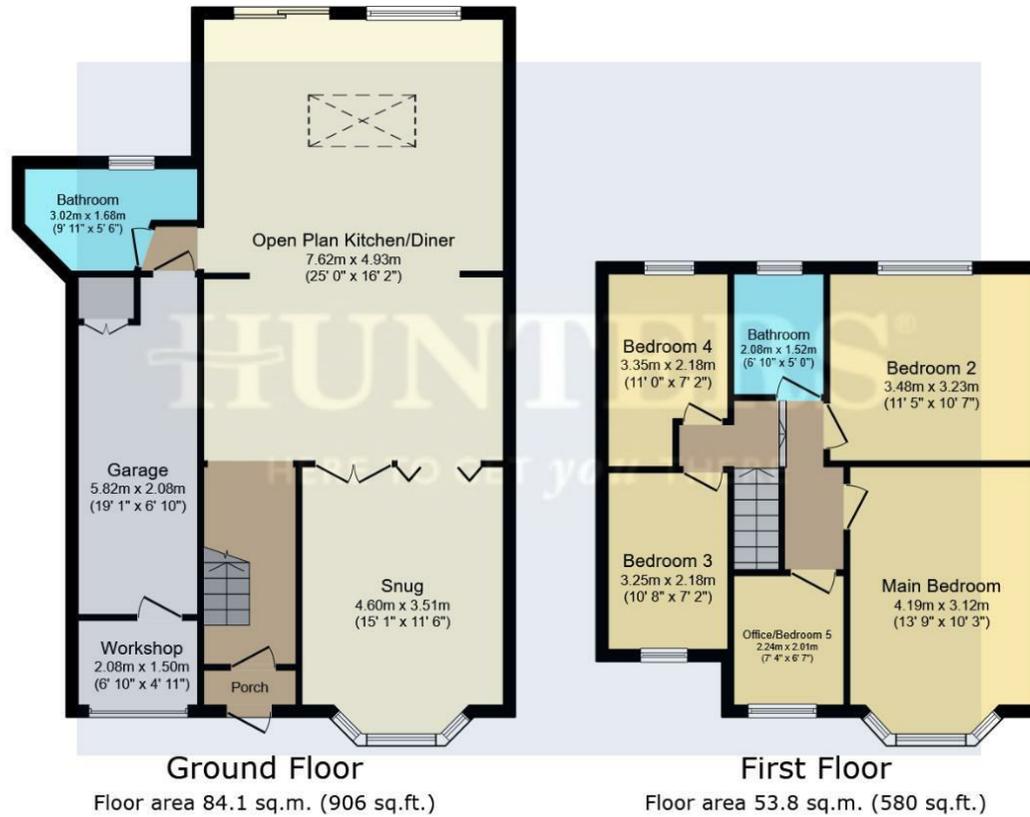
The heart of this home is undoubtedly its open-plan kitchen. Natural light floods the space, highlighting the sleek kitchen island at its centre. The kitchen also incorporates a dining space and a breakfast area, perfect for hosting family meals or entertaining guests. The underfloor heating is a luxurious feature that ensures a warm and inviting atmosphere, even on the coldest of days. With direct access to the garden, this space truly brings the outside in.

The property also includes a cosy reception room, complete with a log burner, perfect for relaxing evenings in.

Completing the property's unique features are off-street parking and a well-maintained garden, providing both convenience and an outdoor retreat. This house is a perfect blend of comfort and sophistication, and a viewing is highly recommended to fully appreciate what this property has to offer.



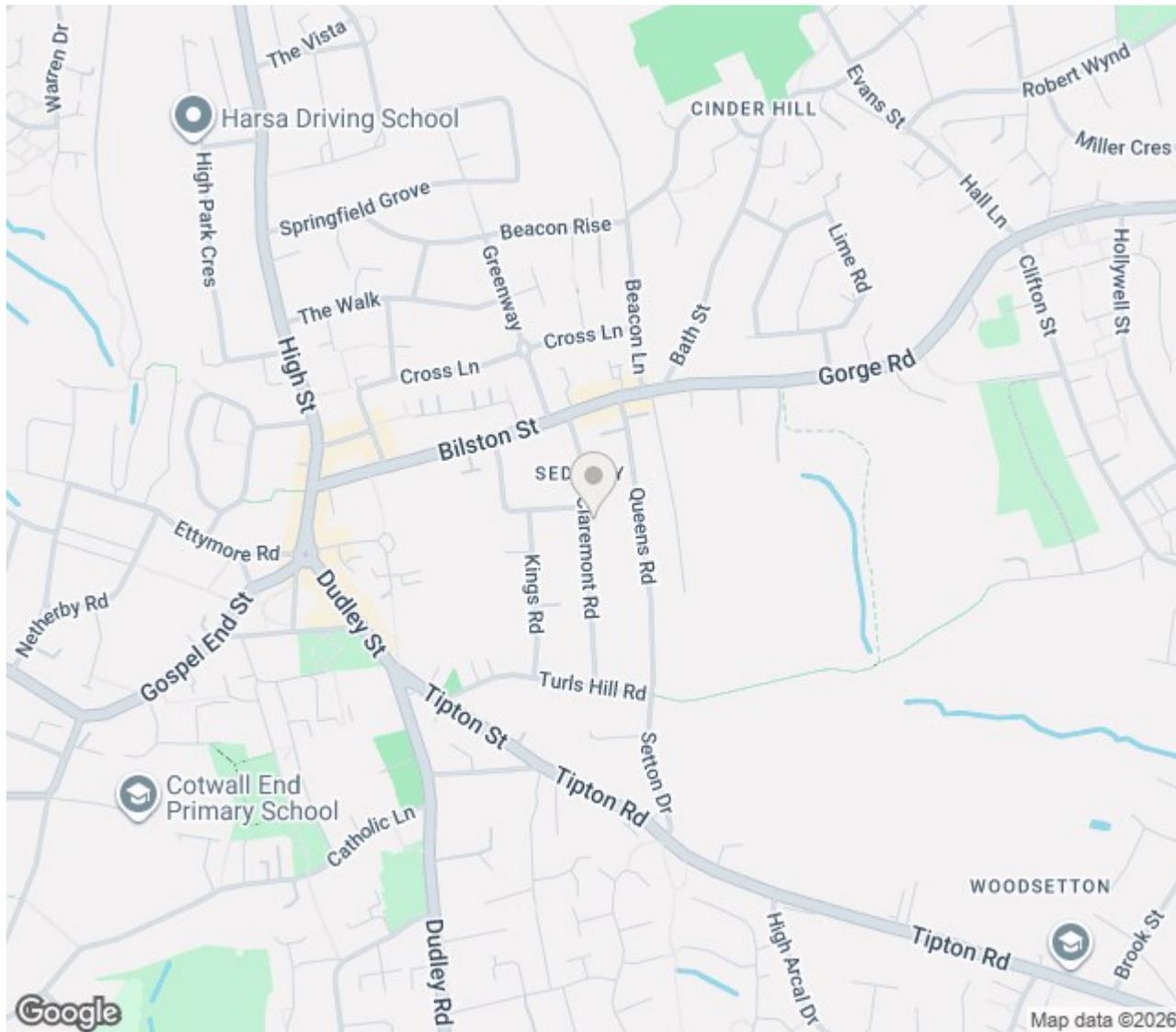




Total floor area: 138.0 sq.m. (1,485 sq.ft.)

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](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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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