



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Roper Way, Woodsetton

## Offers Over £325,000



Hunters are pleased to present this stunning detached family home in Woodsetton area, offering three bedrooms and well-presented accommodation in a residential cul-de-sac setting.

The ground floor features a spacious lounge with views over the rear garden, providing a comfortable main reception space. A separate utility room offers practical storage and laundry space, complementing the main living area. Upstairs, the property provides a double master bedroom, a further double bedroom and a spacious single bedroom, all served by a modern fitted bathroom.

Externally, the house includes off-road parking and a single garage, together with a private rear garden, making it suitable for families and first-time buyers seeking a property with practical outdoor and storage space.

Woodsetton lies between Dudley and Wolverhampton, with a range of local amenities, supermarkets and everyday services available in nearby Sedgley and along the local high streets. There are nearby schools catering for different age groups, making the location convenient for families. Local parks and green spaces in the wider area provide opportunities for walking and recreation.

Public transport links connect Woodsetton with Dudley, Wolverhampton and Birmingham. Coseley railway station, a short drive away, offers services to Birmingham New Street and Wolverhampton, with journey times typically around 20–25 minutes to Birmingham and under 10 minutes to Wolverhampton. Bus routes in the area provide further options for commuting and accessing local shops, schools and services.

This three-bedroom detached house presents a practical layout and location for buyers looking to establish a home in Woodsetton.

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
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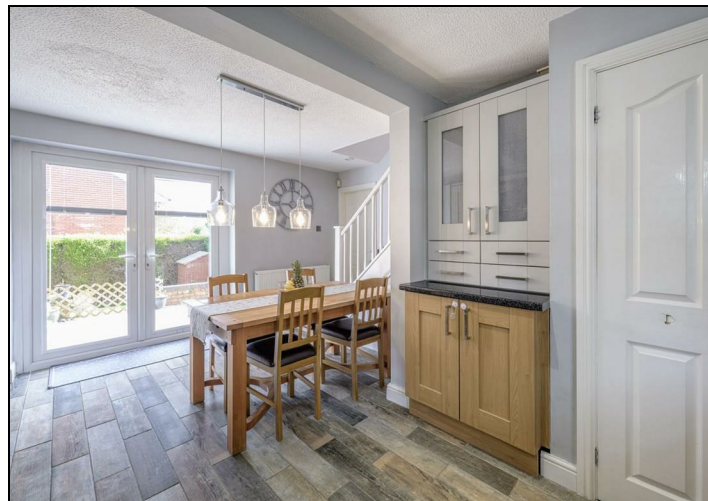


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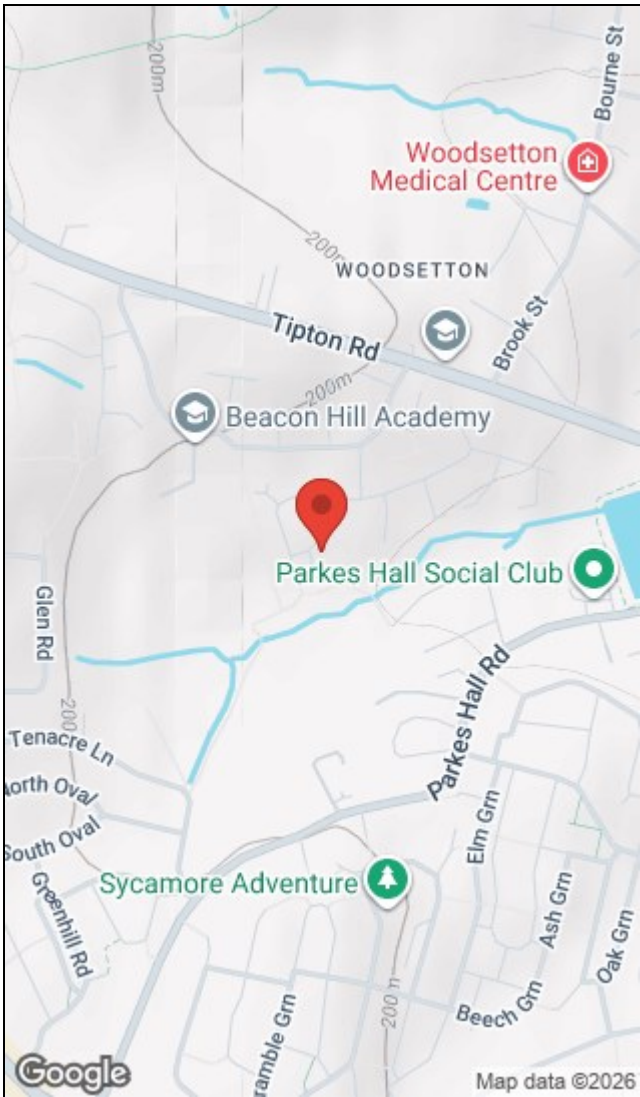


## KEY FEATURES

- STUNNING DETACHED FAMILY HOME
  - THREE BEDROOMS
  - KITCHEN / DINER
    - UTILITY
    - GARAGE
  - SPACIOUS LOUNGE
  - OFF ROAD PARKING
  - DOWNSTAIRS WC
- CALL NOW TO SECURE YOUR VIEWING







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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