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# Balvenie Way, Dudley, DY1

## Asking Price £210,000



We are delighted to present this attractive semi-detached house, now available for sale and ideally suited to first-time buyers and investors alike. Situated within easy reach of public transport links, reputable schools, local amenities, and scenic parks, this property offers both convenience and a desirable lifestyle.

The accommodation features a spacious reception room, providing an inviting space to relax or entertain guests. The heart of the home is a well-appointed kitchen, set on a generous plot, which offers ample space for culinary pursuits and potential for future enhancements.

The house comprises two well-proportioned double bedrooms. The master bedroom offers a restful retreat with ample room for additional furnishings, while the second double bedroom is ideal for family, guests, or as a dedicated home office.

A family bathroom serves the bedrooms and living areas with practicality and ease. With a layout tailored for comfortable everyday living, this home offers an excellent canvas for personalisation and potential value uplift.

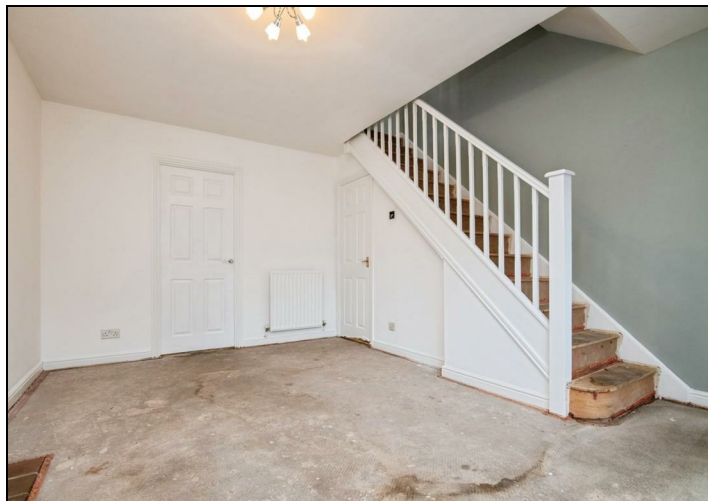
Externally, the generous plot provides outdoor space suitable for gardening, leisure, or further expansion subject to the appropriate consents.

Positioned in a sought-after area with excellent access to transport links, esteemed local schools, vibrant amenities, and nearby parks, this property combines comfort with location advantage—making it a superb choice for those seeking both practicality and future investment potential.



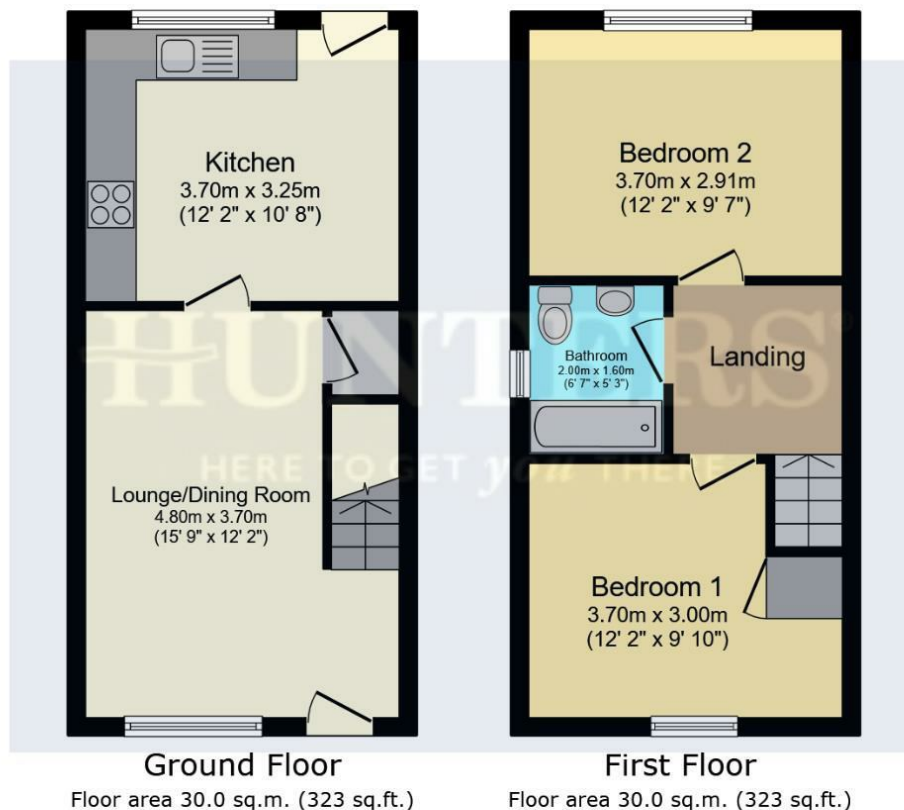
## KEY FEATURES

- SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- SPACIOUS LOUNGE
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- OUTDOOR STORAGE
- POTENTIAL FOR EXTENSION SUBJECT TO PLANNING
- OFFERED WITH NO ONWARD CHAIN
- GENEROUS PLOT

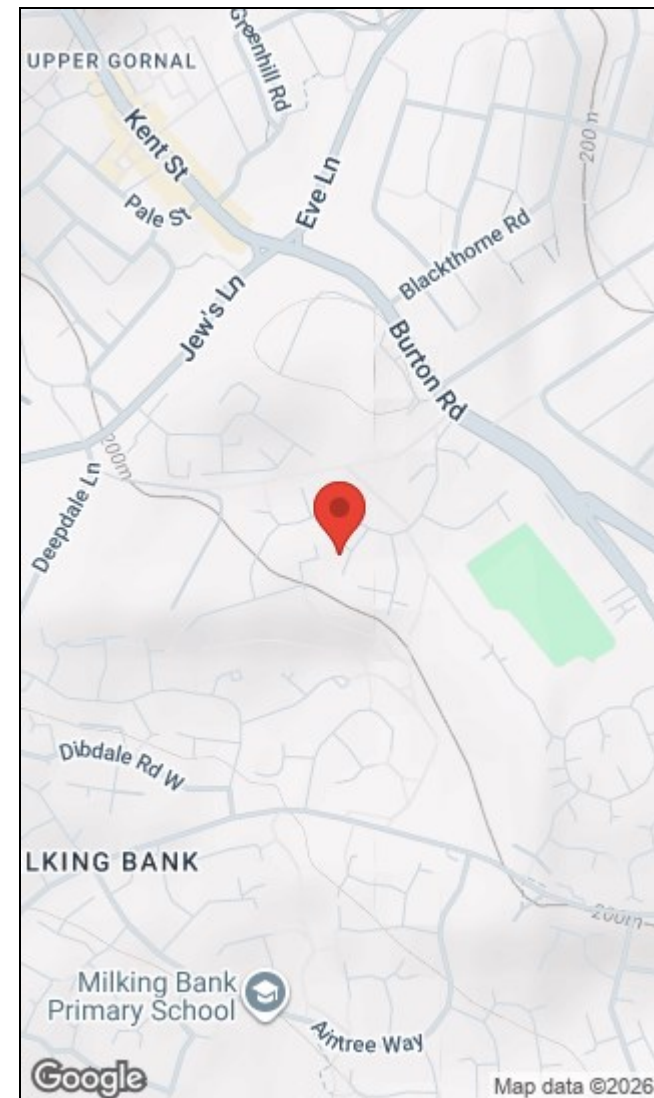








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
[hunterssedgley@hunters.com](mailto:hunterssedgley@hunters.com) | [www.hunters.com](http://www.hunters.com)



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