

# HUNTERS<sup>®</sup>

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## Avington Close

Sedgley, Dudley, DY3 3LN

Price £375,000



Presenting for sale this delightful four-bedroom detached house. This property boasts a well-proportioned through lounge/diner, ideal for both relaxation and entertaining. The house further benefits from a convenient downstairs WC, adding an extra layer of comfort for residents and guests alike.

Unique to this property is its tandem garage, providing ample storage space or the potential for a workshop, home gym or other usage according to your needs. Adding to the charm and appeal of the house is a beautiful conservatory, perfect for enjoying the changing seasons in comfort and style.

Offering four bedrooms, this house provides ample space for a growing family or for accommodating guests. The property also features a family bathroom, ensuring comfort and convenience for all residents.

Situated in a desirable location, the house offers easy access to public transport links, making commuting or exploring the wider area a breeze. The property is also conveniently located near schools, making it an ideal choice for those with school-age children. Local amenities are just a short distance away, ensuring that your daily essentials are always within easy reach. For those who enjoy outdoor activities or simply appreciate



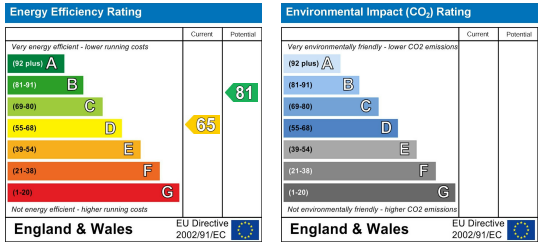
## Area Map



## 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.