



## Beacon Rise

Sedgley, Dudley, DY3 1NQ

Offers In The Region Of £230,000



Hunters are delighted to present this attractive three-bedroom end-of-terrace home, ideally situated in the popular area of Sedgley. Offering spacious and versatile accommodation, this property is perfectly suited to first-time buyers, growing families or those seeking a well-connected home in a sought-after location.

The ground floor features two separate reception rooms, providing flexible living and entertaining space. The main living room enjoys views over and access to the rear garden, creating a bright and welcoming setting, while the separate dining room offers an ideal space for family meals or entertaining guests.

Upstairs, the property offers a generous principal bedroom, a further double bedroom and a single bedroom, ideal for family living, guests or a home office. A family bathroom serves the first floor accommodation.

Externally, the property benefits from a private garden, perfect for relaxing or outdoor enjoyment, along with the added advantage of parking.



Hall 12' 11" x 9' 4" (3.94m x 2.84m)

The hallway offers a welcoming entrance to the home, featuring light walls and flooring that enhance the natural light streaming in from the front door. Adjoining the hallway is the dining room, which enjoys a large window that floods the space with daylight. The room is spacious enough for a dining table with comfortable seating, and tasteful decor adds a warm and inviting feel.

Lounge 14' 5" x 10' 10" (4.39m x 3.30m)

The lounge is a cosy yet bright space, featuring exposed wooden beams that add character and charm. A fireplace with a white surround serves as a focal point, complemented by neutral walls and wood-effect flooring. A large window and a door leading outside ensure the room is filled with natural light, making it a perfect spot to relax.

Kitchen 12' 11" x 9' 11" (3.94m x 3.02m)

The kitchen is well-appointed with dark navy base and wall cabinets paired with wooden worktops. It benefits from good natural light through a window and a rear door that opens to the garden. The kitchen includes an electric cooker with a decorative tile splashback and a range hood above. The layout maximises the space under the stairs, providing practical storage and work areas.

Bedroom One 12' 11" x 12' 8" (3.94m x 3.86m)

Bedroom One is a generous double room boasting fitted wardrobes with mirrored fronts that reflect light around the space. It has a bright atmosphere thanks to a large window overlooking the front of the property. The room's soft carpeting and neutral tones create a restful environment.

Bedroom Two 12' 10" x 6' 9" (3.91m x 2.06m)

Bedroom Two is a smaller double room, brightened by a large window to the front. It is neutrally decorated with carpeted floors, providing a comfortable and practical sleeping space.

Bedroom Three 10' 10" x 8' 5" (3.30m x 2.57m)

Bedroom Three is a cosy single room with light carpeting and a window overlooking the rear of the property, offering a quiet space that could suit a child's bedroom or study area.

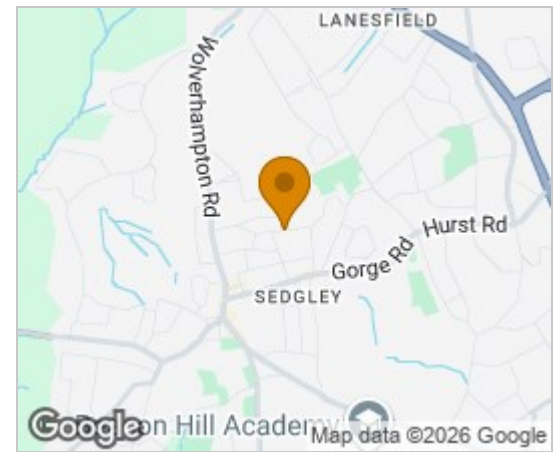
Bathroom 7' 9" x 5' 6" (2.36m x 1.68m)

The bathroom features contemporary tiling in neutral tones, with a white bathtub and a glass shower screen. A pedestal sink is paired with a circular mirror above, and there is a heated towel rail along one wall. A frosted window allows natural light while maintaining privacy.

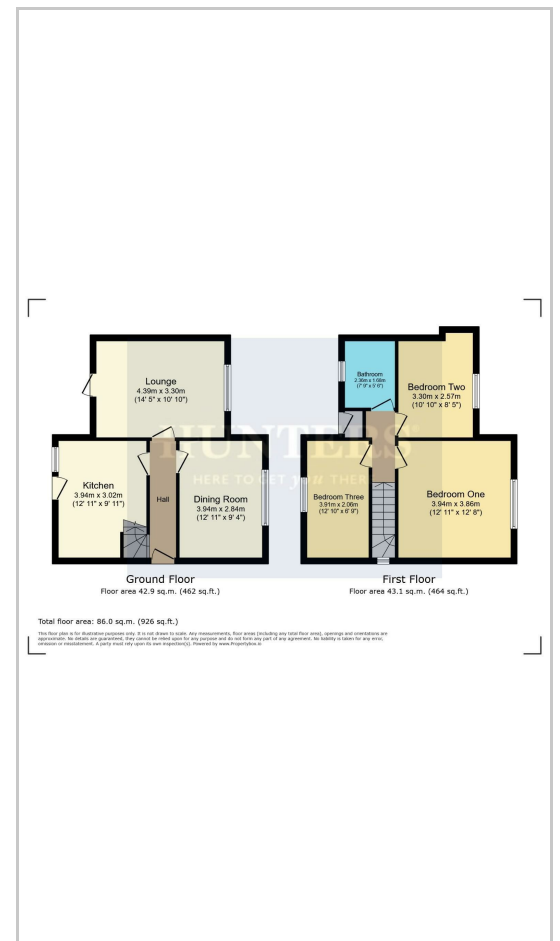
Rear Garden

The generous rear garden offers a pleasant outdoor space with a paved patio area ideal for seating and entertaining. Beyond this, a lush lawn is bordered by mature trees and fencing, providing privacy and a tranquil spot for outdoor activities or relaxing in the sun.

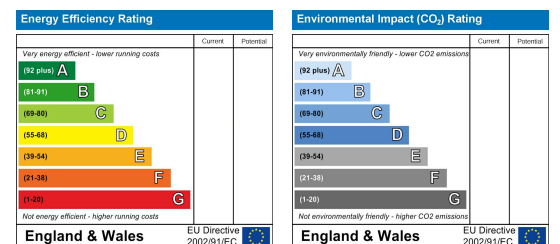
## Area Map



## 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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