



HUNTERS[®]
HERE TO GET *you* THERE



Himley Avenue, Dudley

Auction Guide £200,000



Hunters are pleased to present this detached three bedroom bungalow offering excellent scope for refurbishment and modernisation, situated in a well-established residential area of Dudley. The property comprises two reception rooms, a kitchen, and a bathroom, together with off-road parking, a single garage, and a private garden.

Conveniently positioned, the property benefits from easy access to a wide range of local amenities, including shops, supermarkets, healthcare services, and leisure facilities within Dudley town centre and the surrounding area. A selection of well-regarded primary and secondary schools are also nearby, making the location attractive to families.

Dudley is home to numerous parks and green spaces, providing opportunities for outdoor recreation, walking, and family activities. The property's garden further enhances its appeal, offering valuable private outdoor space.

The area is well served by public transport, with regular bus services providing connections to Dudley town centre and neighbouring districts. Excellent road links, including the A461 and A4123, offer convenient access to Birmingham, the wider West Midlands, major employment centres, and retail destinations.

With its generous accommodation, outdoor space, parking, and garage, this property presents an excellent opportunity for purchasers seeking a home to renovate and personalise, as well as investors looking for a refurbishment project in a popular and accessible Dudley location.

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

- DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- POSSIBILITY OF PURCHASING EXTRA LAND TO THE REAR
- SOLD THROUGH THE MODERN METHOD OF AUCTION
- VIEWINGS ARE HIGHLY RECOMMENDED

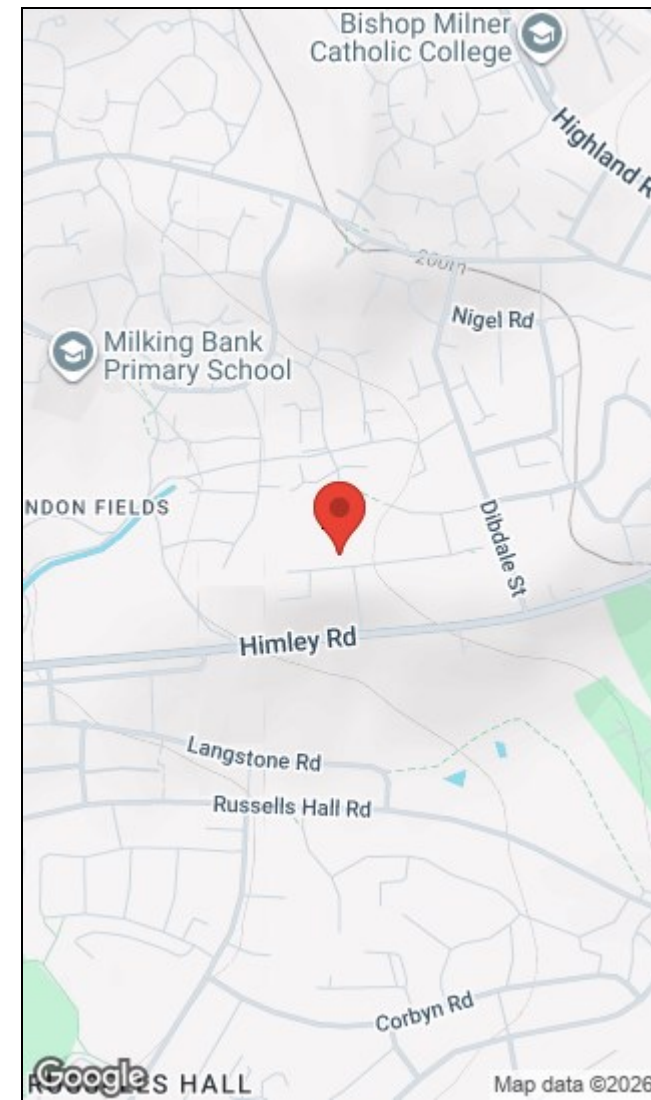






Total floor area 131.4 sq.m. (1,415 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		76			
	58				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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