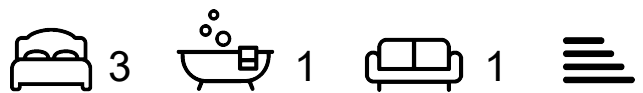




Butterworth Close

Bilston, WV14 9AE

Price £240,000



Occupying a pleasant position within a popular residential cul-de-sac, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families, and investors alike. Benefiting from a brand-new fitted kitchen, a spacious lounge, large rear garden, and garage, the property offers comfortable living accommodation with plenty of scope to further enhance and personalise.

The property is entered via a welcoming hallway which provides access to the principal ground floor accommodation. The newly installed kitchen is thoughtfully arranged to maximise both storage and workspace, making it ideal for everyday family life. The generous lounge is a superb living space, offering ample room for relaxing and entertaining, with sliding patio doors opening directly onto the rear garden, allowing natural light to flow throughout the room.

To the first floor, the property offers three well-proportioned bedrooms. The main bedroom is a comfortable double room, whilst the second bedroom also provides excellent space. The third bedroom offers flexibility for use as a home office, nursery, dressing room, or guest bedroom. A family bathroom completes the first-floor accommodation.

Externally, the property boasts a substantial rear garden, providing an excellent space for outdoor entertaining, family activities, or future landscaping projects. The attached garage offers valuable storage space and further potential, subject to any necessary permissions.

Butterworth Close is ideally situated for access to a range of local amenities including supermarkets, shops, healthcare facilities, and leisure amenities. Well-regarded primary and secondary schools are located nearby, making the area particularly appealing to families. Excellent transport links provide convenient access to Bilston, Dudley, Wolverhampton, and the wider Black Country, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation.



Kitchen

This kitchen is thoughtfully designed, creating a welcoming and practical space. A bay window above the sink allows plenty of light to flood in, offering views of the front outside area. Integrated appliances include an oven and an induction hob, while upper and lower cupboards provide ample storage. The wood-effect flooring adds warmth and durability to the room.

Living Room

This spacious living room benefits from a large sliding door that opens directly onto the garden, flooding the room with natural light and creating a seamless connection between inside and out. The overall space is bright and adaptable for various furniture arrangements.

Bedroom 1

This bedroom is fitted with built-in wardrobes that extend up to the ceiling, offering excellent storage options while framing the space for a bed. A built-in desk area beneath a wide window allows for a practical workspace with natural light.

Bedroom 2

A smaller bedroom with a single window that lets in natural light. This room is ideal for use as a nursery, single bedroom, or home office space.

Bedroom 3

Another compact bedroom featuring a wide window. The walls are painted white, maintaining a fresh and airy feel throughout the space. A radiator runs along one wall, and the room offers potential as a single bedroom or study area.

Bathroom

This bathroom includes a bathtub with a tiled surround, a toilet, and a separate shower enclosure with a patterned glass door. The walls are fully tiled, while the flooring features a decorative patterned design. A window allows natural light into the room, enhancing its brightness and ventilation.

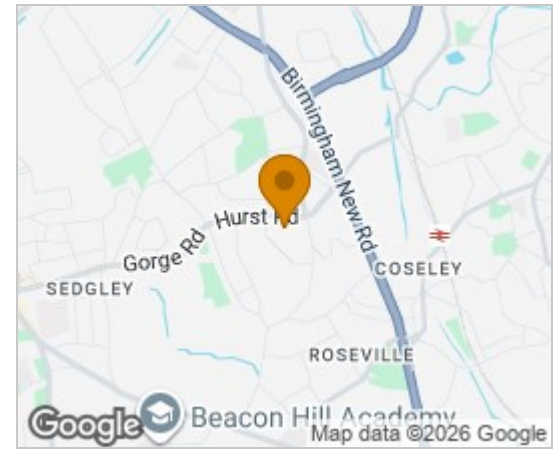
Hallway

The entrance hall provides access to the kitchen and stairs leading to the first floor. It features light wood-effect flooring and a radiator. The hallway benefits from natural light coming through the glazed front door and frosted side panels, making it welcoming and bright.

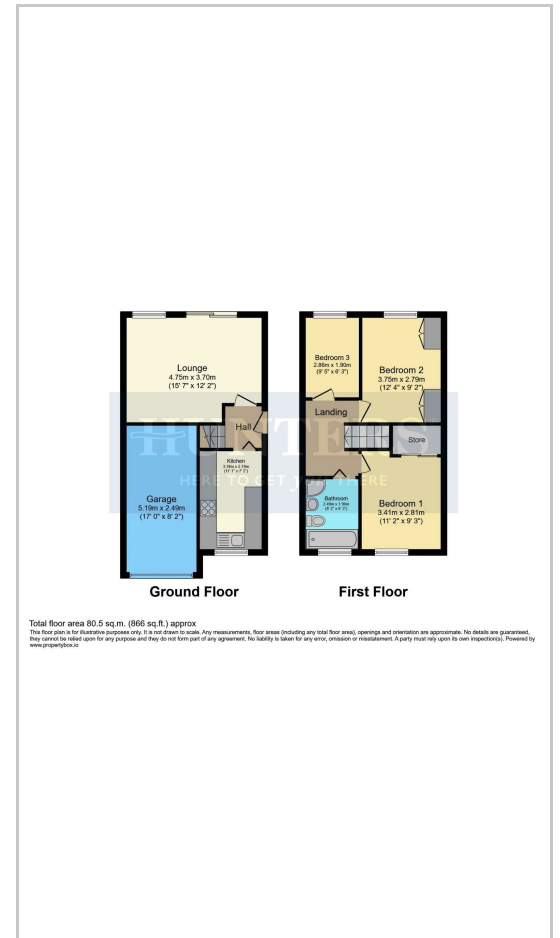
Rear Garden

This well-maintained rear garden offers a spacious lawn bordered by mature trees and hedges, providing privacy and a natural setting. There is a paved patio area directly adjacent to the house, ideal for outdoor seating or dining. Additionally, the garden includes a greenhouse and various garden sheds, offering ample storage and gardening opportunities.

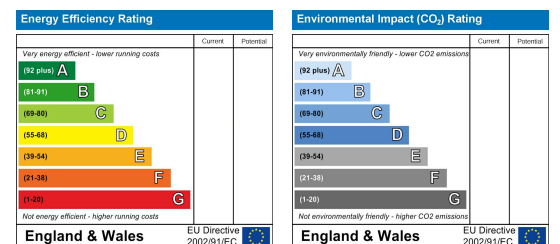
Area Map



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.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email: sedgley@hunters.com <https://www.hunters.com>