



HUNTERS[®]
HERE TO GET *you* THERE



Butterworth Close, Hurst Hill

Price £225,000



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. Benefitting 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.

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



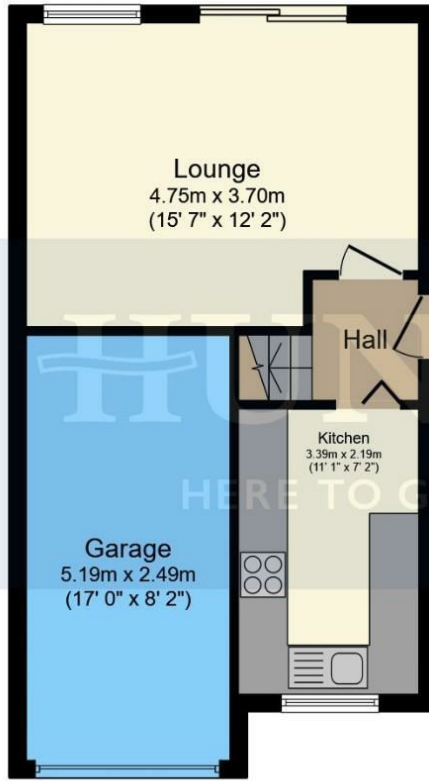
This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.

KEY FEATURES

- BRAND NEW FITTED KITCHEN
- SPACIOUS LOUNGE WITH SLIDING PATIO DOORS
- THREE BEDROOM SEMI-DETACHED HOME
- LARGE PRIVATE REAR GARDEN
- GARAGE PROVIDING EXCELLENT STORAGE OR POTENTIAL
- POPULAR CUL-DE-SAC LOCATION CLOSE TO SCHOOLS AND AMENITIES







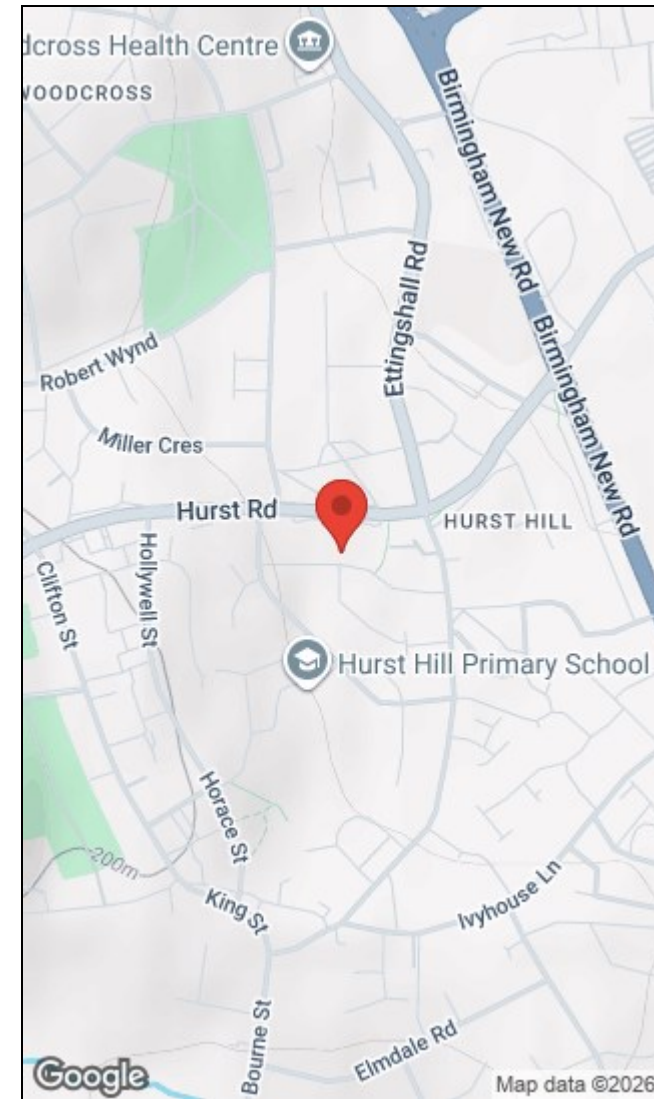
Ground Floor



First Floor

Total floor area 80.5 sq.m. (866 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	
	73		
	56		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.