

# HUNTERS<sup>®</sup>

## EXCLUSIVE

22 Chalmers Road, Sedgley, Dudley, West Midlands, DY3 4BJ

Offers Over £530,000

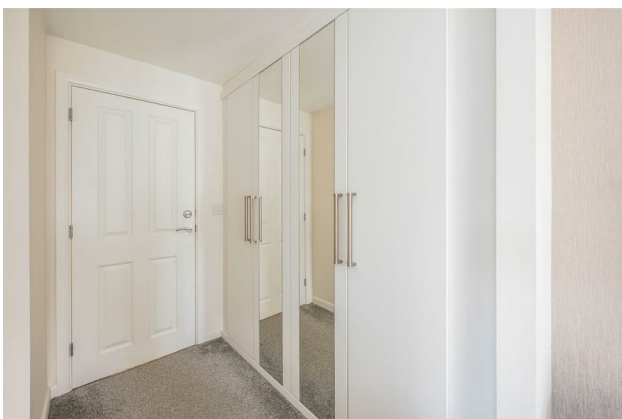
Property Images



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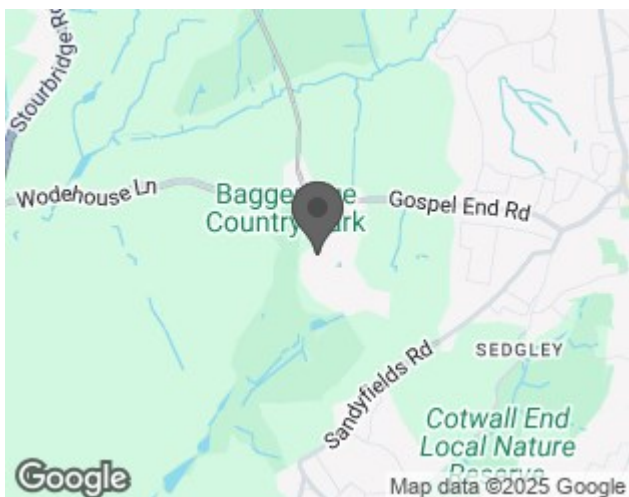
Total floor area: 121.7 sq.m. (1,309 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 2 Reception: 1 Tenure: Freehold

## Summary

Welcome to this impeccable detached house, a gem nestled in the highly sought-after Baggeridge Estate, built by the renowned David Wilson Homes. This property is currently listed for sale and is in immaculate condition, ready for you to move in and start creating memories.

The house boasts four cosy bedrooms, making it the perfect abode for families. The master bedroom is a luxurious retreat complete with an en-suite, while the remaining rooms comprise of two spacious double bedrooms and a comfortable single bedroom.

The heart of the house is the open-plan kitchen, a space where you can let your culinary skills shine. It features a practical kitchen island and a handy utility room. Adjacent to the kitchen is the separate reception room, an ideal spot to unwind after a long day or entertain guests. There is also a downstairs WC and a house bathroom.

For those with vehicles, the property offers ample parking space and the added convenience of a single garage located to the rear of the property. Bifold doors have been installed to the side wall of the garage leading onto the beautifully landscaped garden.

Beyond the walls of the house, the location offers a bevy of local amenities, green spaces, and nearby parks, ideal for weekend family outings or leisurely strolls.

The property holds an impressive EPC rating of 'B' and falls under the council tax band 'F'. With its unique features and prime location, this house is a perfect blend of comfort and convenience. It's not just a house, it's a home waiting for its new family.