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HERE TO GET *you* THERE





# Wexford Close, Dudley

Offers Over £325,000



Presenting an attractive three-bedroom detached house, offered for sale in a desirable area with close proximity to reputable schools, convenient local amenities, and nearby parks. This well-presented property is ideal for first-time buyers and families seeking a comfortable and functional home environment.

Inside, the house offers a spacious reception room, perfect for entertaining guests or relaxing with family. There is a well-sized conservatory, providing an additional versatile living space that overlooks the rear garden, ideal for enjoying natural light throughout the year.

The property comprises three bedrooms. The master bedroom is a generous double, offering ample space for wardrobes and furnishings. The second bedroom is also a double, suitable for guests or children, and the third is a comfortable single.

Practicality is further enhanced by the provision of parking and a single garage, ensuring off-road parking and secure storage. The location is well suited for those looking for quick access to nearby schools for their children's education and excellent local amenities for everyday conveniences.

This detached house balances practical features with comfortable living, making it an outstanding option for first-time buyers and growing families. Early viewing is highly recommended to appreciate all that this delightful property has to offer.

## KEY FEATURES

- DETACHED FAMILY HOME
- THREE BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- LOUNGE
- SPACIOUS OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- CONSERVATORY
- GARAGE











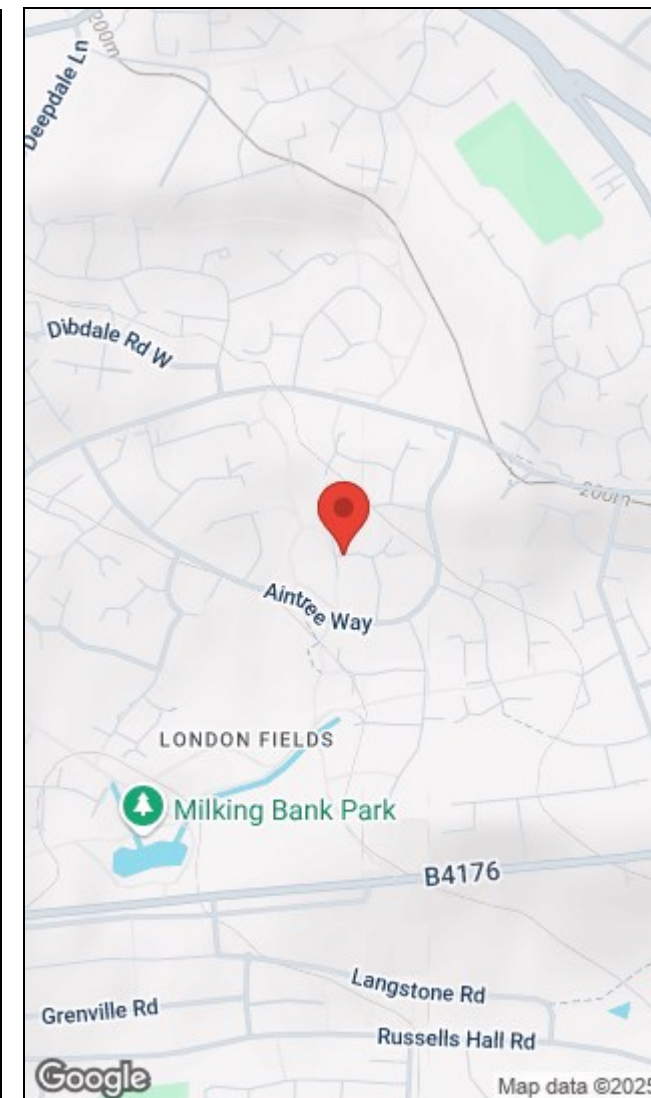


**Ground Floor**  
Floor area 69.3 sq.m. (746 sq.ft.)

**First Floor**  
Floor area 35.0 sq.m. (377 sq.ft.)

Total floor area: 104.3 sq.m. (1,123 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)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>81</b>			
		<b>67</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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