



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Gower Road, Northway, Sedgley

## Offers In The Region Of £325,000



Hunters are delighted to present a refurbished link-detached home being sold with no upward chain ideal for families. Occupying a sought after Sedgley location close by to local amenities, local schools as well as transport links, this home is certainly not one to be missed!

Well presented throughout the ground floor is to comprise of an entrance porch into the main living room with stairs to first floor landing, through the lounge there is a stylish fitted kitchen with integrated appliances and double doors leading to the well presented rear garden, Furthermore, the kitchen gives access to the garage.

Upstairs are three bedrooms and the family bathroom continuing the modern feel with a w/c, wash basin vanity and bathtub with shower head above.

To the fore there is off road parking, lawned gardens and access to the garage.

Viewing is highly recommended to appreciate this fantastic family home. To arrange a viewing please call the office where a member of our sales team will be happy to help.

Please note that the property is currently leasehold but the current vendor is purchasing the Freehold.

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.





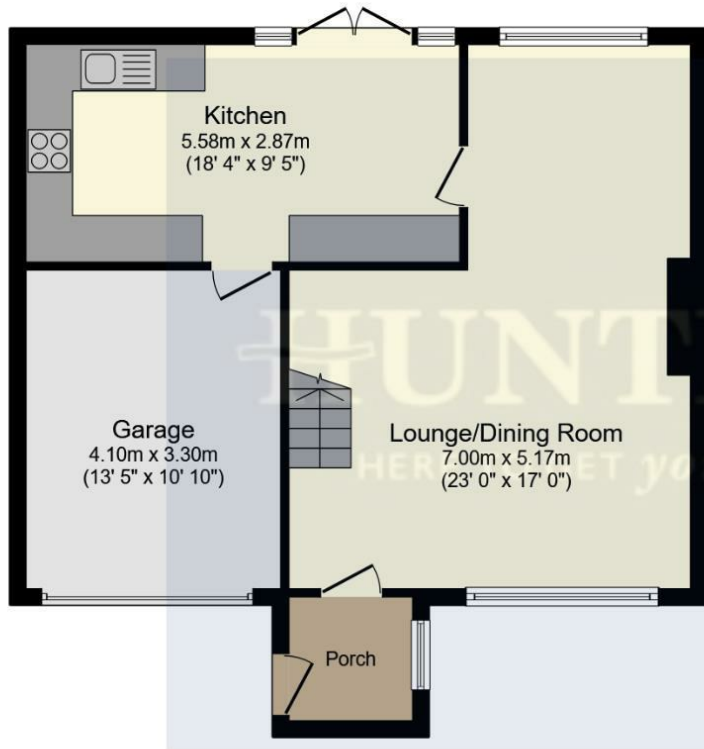
## KEY FEATURES

- OFFERED WITH NO UPWARD CHAIN
  - EXCELLENT FAMILY HOME
  - FAVOURED NORTHWAY LOCATION
  - OPEN PLAN LIVING ROOM
- FULLY REFURBISHED WITH NEW FACIA & SOFFITS
  - MODERN FITTED KITCHEN
  - WELL MAINTAINED REAR GARDEN
  - FULLY REWIRED
  - NEW BOILER WITH WARRANTY

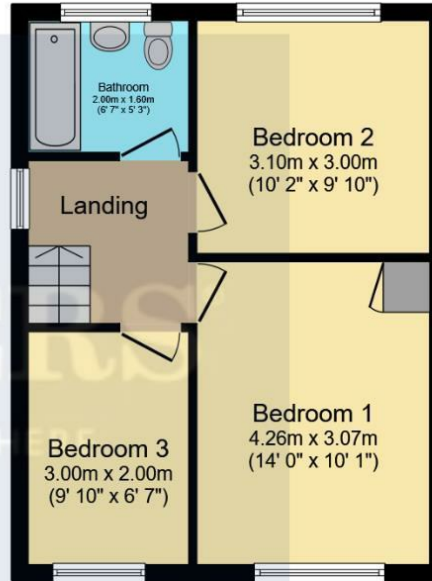








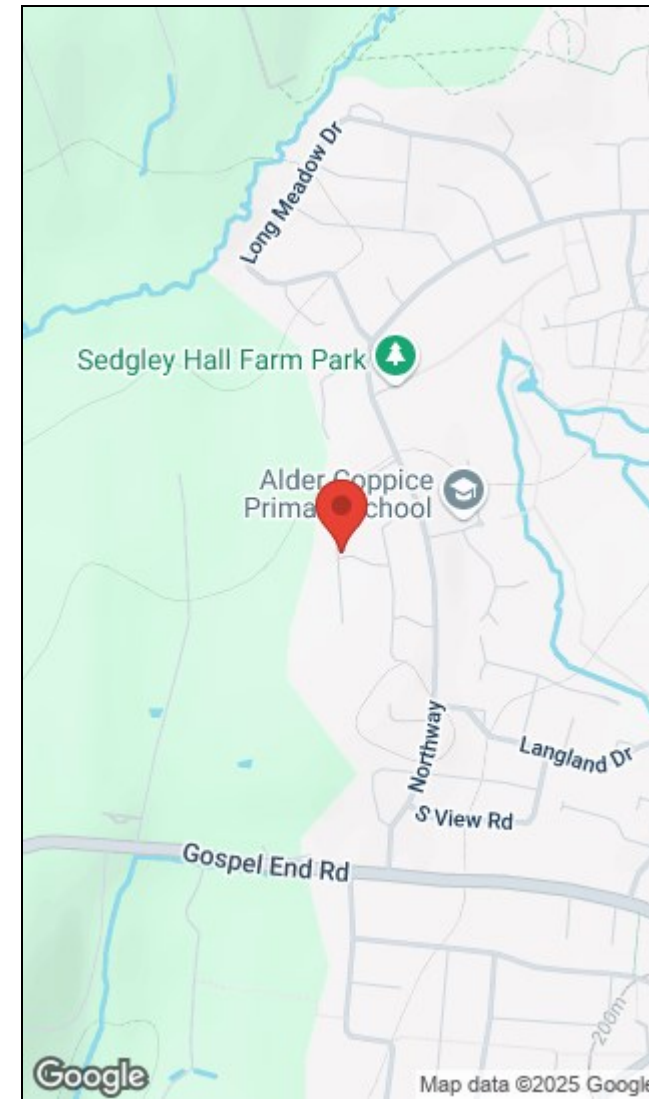
**Ground Floor**  
Floor area 62.6 sq.m. (673 sq.ft.)



**First Floor**  
Floor area 36.2 sq.m. (390 sq.ft.)

**Total floor area: 98.7 sq.m. (1,063 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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
[hunterssedgley@hunters.com](mailto:hunterssedgley@hunters.com) | [www.hunters.com](http://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.