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46 Grosvenor Road, Dudley, West Midlands, DY3 2PR

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## Offers In The Region Of £235,000

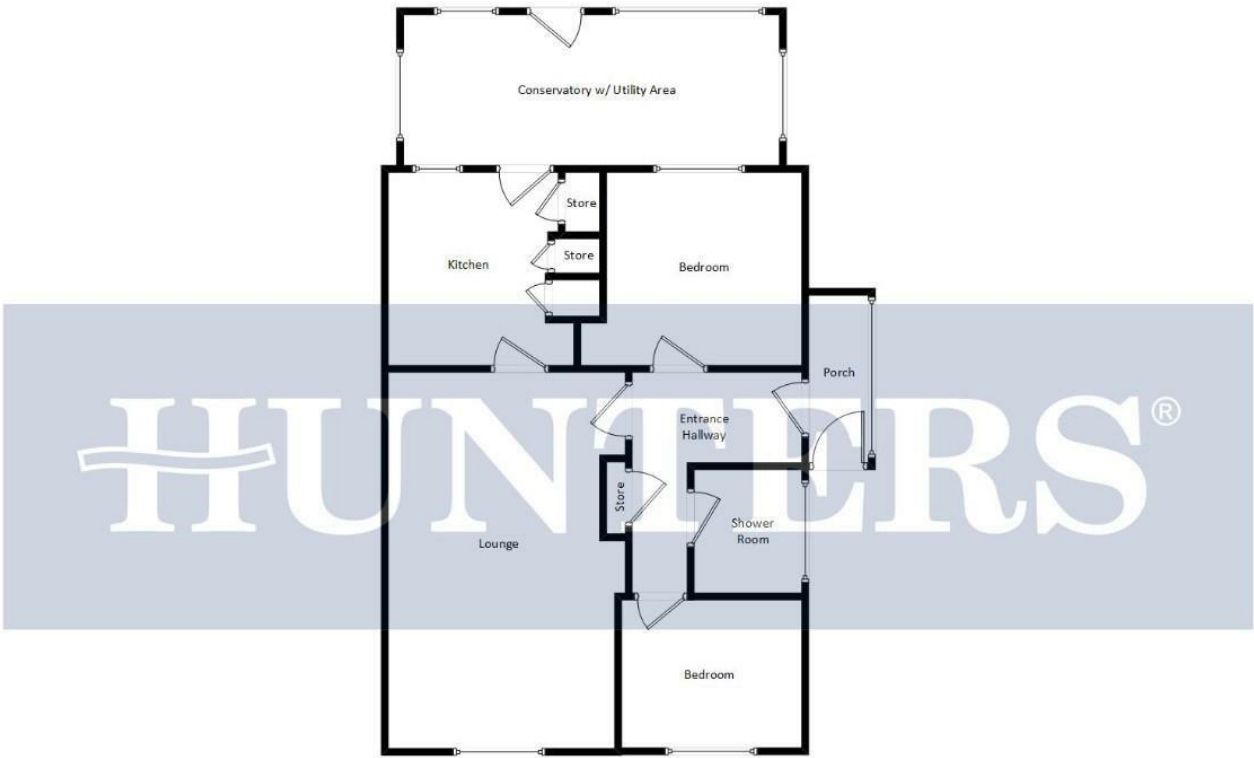
Hunters are pleased to present this two bedroom detached bungalow being sold with no upward chain. Located in a popular Lower Gornal area nearby the Milking Bank development and a short drive from the local village. Further benefitting from a host of local amenities nearby including shops, pubs and a primary school this property is ideal for young families & people looking to downsize alike.

Recently refurbished throughout to a high standard the property briefly comprises of an entrance porch, hallway with built in storage cupboards, lounge, modern fitted kitchen & bathroom and two bedrooms, as well as a rear conservatory with utility space to elevate the accommodation on offer. Oak doors throughout add to the high specification.

A mature front garden full of shrubbery helps enclose the space and add privacy to the home whilst the landscaped & low maintenance rear garden with artificial lawn adds a ideal environment to relax and entertain friends & family. Exit via the rear gate will lead you to the garage built beneath the garden above - a real architectural feature.

To arrange a viewing please contact 01902 672 274 to speak with one of our experience sales team.

Hunters Sedgley 3-5 Bilston Street, Sedgley, DY3 1JA | 01902 672274  
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This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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

## Energy Efficiency Rating

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|---|----------------------------|---|
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| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |

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. 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.









