



HUNTERS[®]
HERE TO GET *you* THERE

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Swallowfields Road, Sedgley

Asking Price £350,000



Hunters are delighted to present this beautifully presented three-bedroom detached family home, ideally situated in the highly sought-after residential area of Northway, Dudley. Offering spacious and versatile accommodation throughout, this impressive property is perfectly suited to modern family living and benefits from excellent access to well-regarded schools, local amenities, and transport links.

The ground floor features two generous reception rooms, providing flexible living and entertaining space. The principal reception room enjoys direct access to the rear garden, creating a seamless connection between the indoor and outdoor living areas, while the second reception room offers an ideal space for a formal lounge, dining room, or home office. The well-appointed kitchen is filled with natural light and incorporates ample dining space, complemented by a practical utility room. A contemporary ground floor bathroom, complete with a rainfall shower, adds further convenience.

To the first floor are three well-proportioned bedrooms, comprising a spacious principal bedroom, a second generous double bedroom, and a sizeable third bedroom, offering flexible accommodation for growing families, guests, or those requiring a dedicated workspace.

Externally, the property benefits from a private rear garden, ideal for relaxing, entertaining, or family enjoyment. A driveway provides off-road parking and leads to a single garage, offering additional parking, storage, or workshop potential.

Northway is a highly desirable location, well served by a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, and everyday conveniences. The area is particularly popular with families due to its selection of well-regarded primary and secondary schools, while nearby parks and green spaces provide excellent opportunities for leisure and outdoor recreation.

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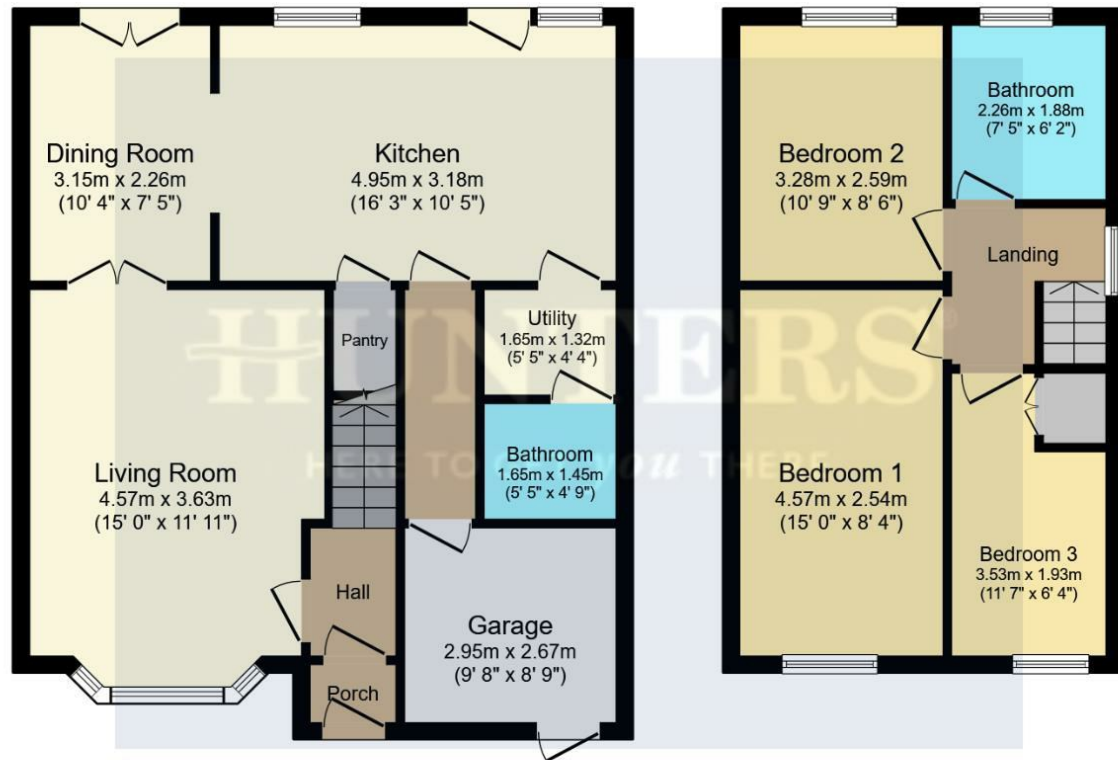


KEY FEATURES

- BEAUTIFULLY PRESENTED DETACHED HOME
 - THREE BEDROOMS
 - SPACIOUS LOUNGE
- MODERN FITTED KITCHEN / DINER
 - DOWNSTAIRS SHOWER ROOM
 - UTILITY ROOM
- UPSTAIRS FAMILY BATHROOM
 - GARAGE
- OFF ROAD PARKING
- WELL PRESENTED REAR GARDEN





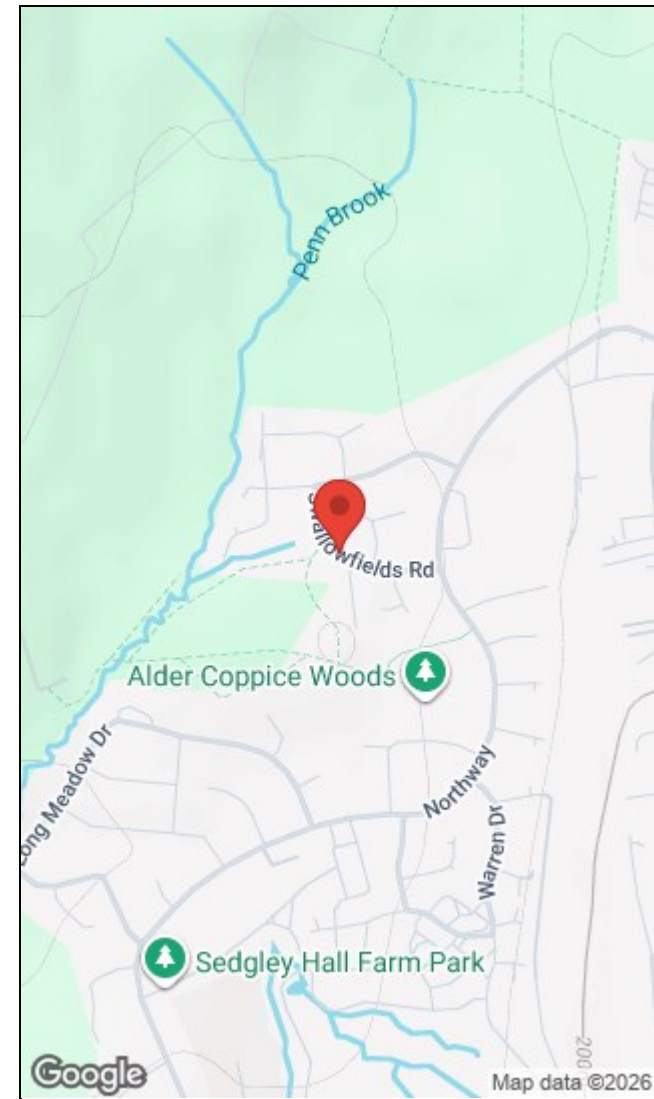


Ground Floor

First Floor

Total floor area: 97.4 sq.m. (1,048 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



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		
		84			
		59			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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