



**Kent Street, Dudley**

West Midlands, DY3 1UX

**Asking Price £280,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Kent Street, Dudley

## DESCRIPTION

Presenting for sale this immaculate detached house, a rare opportunity for first time buyers and families alike. The property is located in an area boasting excellent public transport links, reputable nearby schools, local amenities and nearby parks, offering an ideal balance of convenience and tranquillity.

As you step into the property, you are welcomed by a spacious reception room, featuring direct access to the garden. This area offers a perfect space for entertaining guests or for peaceful relaxation after a long day. The house also benefits from a single garage and off-street parking, adding to the practical aspects of the property.

The heart of the home is the well-appointed kitchen, flooded with natural light and complete with integrated appliances. It also offers a dining space, perfect for family meals or entertaining.

The property boasts three bedrooms, two of which are double in size. The master bedroom is particularly noteworthy, offering ample space and comfort. A modern bathroom serves the bedrooms, completing the accommodation on offer.

The exterior of this property is just as impressive as the interior, with a well-maintained garden providing an ideal space for outdoor activities or al fresco dining.

This property, with its unique features and strategic location, is not just a house but a home awaiting its new owners. We invite you to come and experience for yourself the unique charm and convenience this property offers.



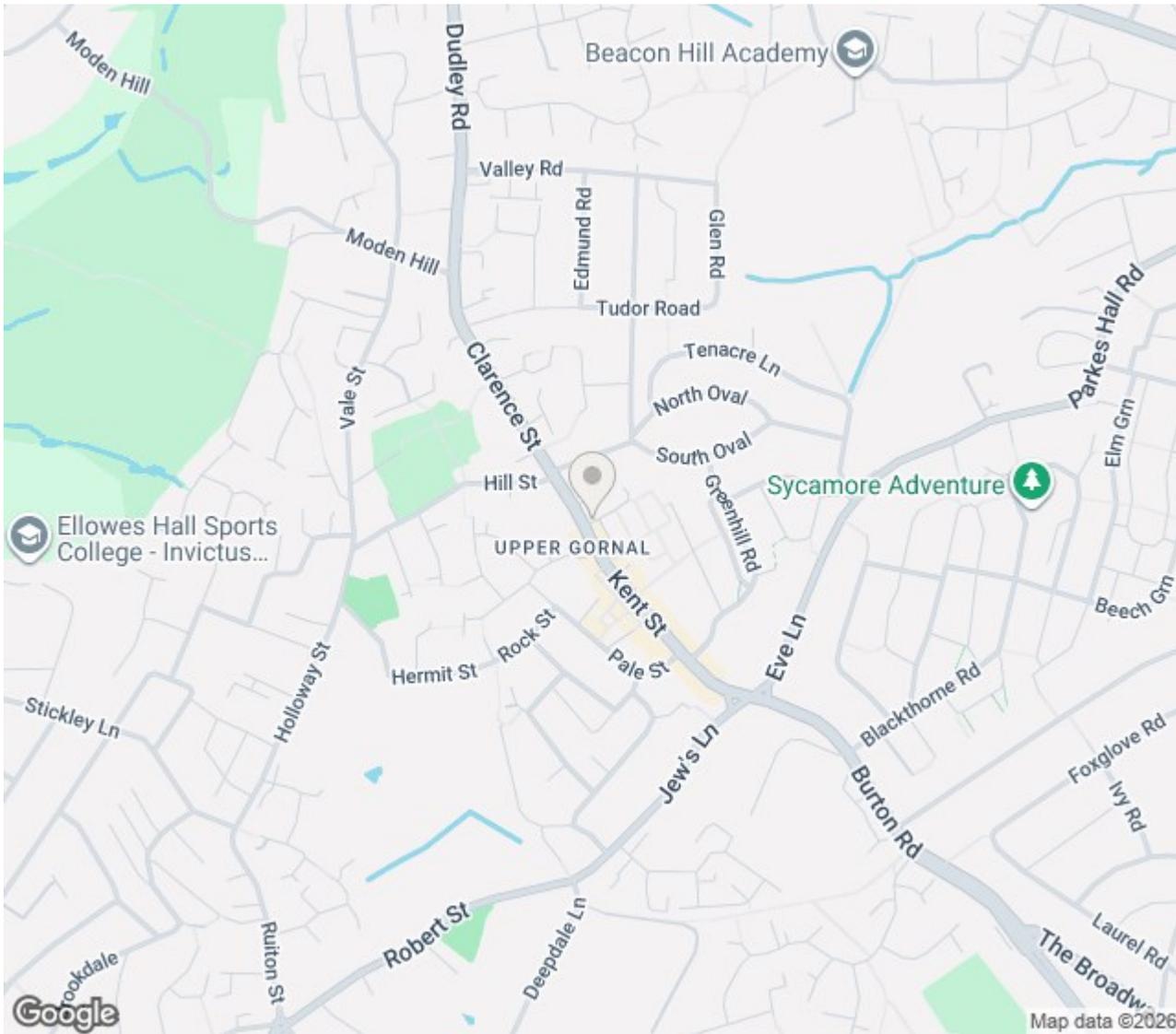




Total floor area: 95.3 sq.m. (1,026 sq.ft.)

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

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.

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