

# HUNTERS<sup>®</sup>

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## Berrington Drive

Coseley, Bilston, WV14 9QH

Offers In The Region Of £280,000



Hunters are pleased to present this four-bedroom semi-detached house is for sale in Coseley and offers well-arranged accommodation suitable for families and first time buyers alike.

The ground floor comprises a separate reception room, providing defined living space for relaxing or entertaining. A fitted kitchen is complemented by a useful utility room, offering additional storage and space for appliances. Upstairs, the master bedroom is a double, along with two further double bedrooms and a single bedroom, providing flexible options for sleeping, study or home working. The property includes a shower room.

Externally, the house benefits from off-street parking and a single garage, adding practical convenience for motorists and extra storage.

The property is well placed for local amenities in Coseley, including everyday shops, cafés and services on nearby high streets in both Coseley and Bilston. Several schools are located within the wider area, making this a practical location for families seeking access to primary and secondary education. Nearby parks and green spaces provide opportunities for walking and recreation.



Lounge 16' 5" x 14' 5" (5.00m x 4.40m)

A welcoming lounge featuring soft wood-effect flooring and a muted green feature wall with panel detailing. The room benefits from recessed ceiling lights and two windows that provide plenty of natural light, creating a bright and comfortable space to relax.

Kitchen 14' 5" x 8' 2" (4.40m x 2.50m)

The kitchen is designed for both style and function, with white cabinetry topped with warm wood-effect work surfaces. It features a built-in oven and hob with a decorative tiled splashback, alongside two windows that flood the space with natural light. The flooring in a patchwork wood pattern continues through to the adjoining utility room, which houses white appliances beneath matching countertops and has a door leading outside.

Utility 13' 5" x 6' 11" (4.10m x 2.10m)

The utility room is a practical space with matching flooring and work surfaces that complement the kitchen. It includes ample storage and space for appliances, with a window and door allowing natural light and access to the outside.

Bedroom 1 29' 6" x 6' 11" (9.00m x 2.10m)

Bedroom 1 is a large and airy room featuring neutral decor and soft wood-effect flooring. Two windows offer plenty of daylight, making it an inviting and restful space.

Bedroom 2 13' 9" x 8' 2" (4.20m x 2.50m)

Bedroom 2 is a well-lit room featuring light walls and wood-effect flooring. Two windows on one wall provide natural light, creating a bright space suitable for various uses.

Bedroom 3 10' 2" x 8' 2" (3.10m x 2.50m)

Bedroom 3 offers a cosy feel with a double window and neutral tones, making it a comfortable sleeping or study space.

Bedroom 4 9' 10" x 5' 11" (3.00m x 1.80m)

Bedroom 4 is a versatile room that could be used as a child's bedroom or study. It features a single window and soft carpeting, with a calm, neutral colour scheme.

Shower Room 6' 3" x 5' 7" (1.90m x 1.70m)

The shower room is finished with neutral, stone-effect tiling and fitted with a modern walk-in shower, a small basin, and a toilet. A frosted window provides natural light while maintaining privacy.

Rear Garden

The rear garden features a paved patio area, perfect for outdoor seating and entertaining, with some raised areas and garden storage. The space is enclosed for privacy and offers a manageable outdoor area for relaxation or gardening.

Front Exterior

The front exterior presents a classic semi-detached home with red brickwork and white window frames. The driveway leads to a garage, and a small lawn sits alongside the entrance porch, creating a neat and welcoming frontage.

Garage 15' 5" x 6' 11" (4.70m x 2.10m)

A garage with internal access from the lounge, offering useful storage and space for a vehicle, with a door leading to the utility room and garden beyond.

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. **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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## Area Map



## Floor Plans



## Energy Efficiency Graph

