

# HUNTERS<sup>®</sup>

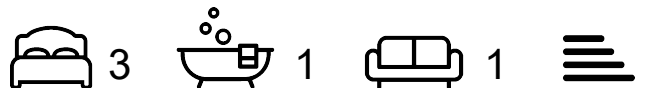
HERE TO GET *you* THERE



## 48 Beacon Lane

Dudley, DY3 1NB

Offers In The Region Of £190,000



Presenting to the market a THREE BEDROOM SEMI-DETACHED property located ideally within close proximity to Sedgley Town Centre offering great local schools, amenities and transport links. The property has been very well maintained throughout and is situated upon an extremely large plot offering plenty of scope for the future. The garden is of a great size and is ideal for families looking for a larger outdoor space with the property also benefiting from off-road parking. This is an ideal opportunity for first time buyers and families alike, definitely isn't an opportunity to be missed.

The property is to briefly comprise of; porch, entrance hall, lounge, kitchen dining room, downstairs w.c, landing, three bedrooms, bathroom, off-road parking and large rear garden.

VIEWING IS HIGHLY RECOMMENDED.



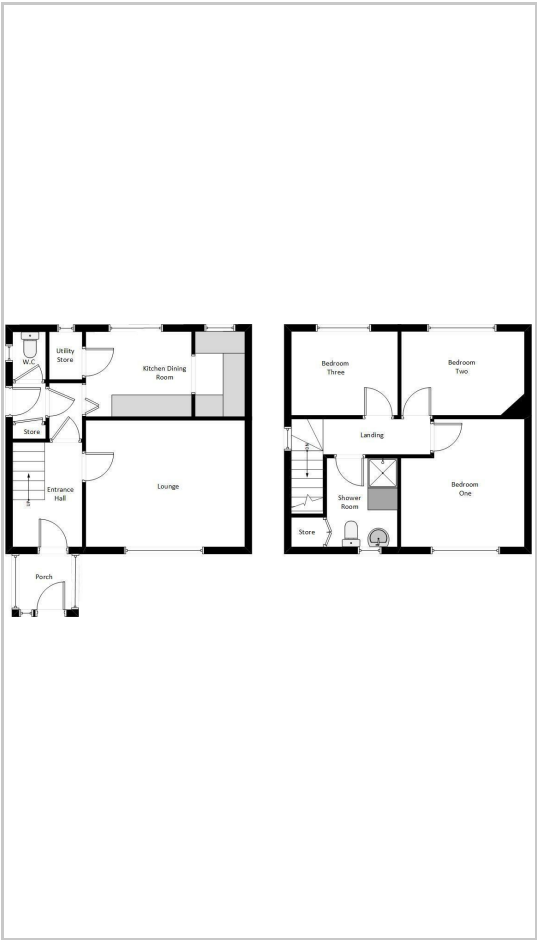


- Porch 5'7" x 3'0" (1.69 x 0.92)
- Lounge 15'0" x 12'0" (4.56 x 3.65)
- Kitchen Dining Room 14'5" x 7'10" (4.4 x 2.4)
- Downstairs W>C 3'3" x 4'7" (1 x 1.4)
- Bedroom One 12'0" x 12'0" (3.65 x 3.65)
- Bedroom Two 11'11" x 7'10" (3.63 x 2.4)
- Bedroom Three 9'2" x 7'10" (2.79 x 2.4)
- Bathroom 7'9" x 8'9" (2.36 x 2.67)

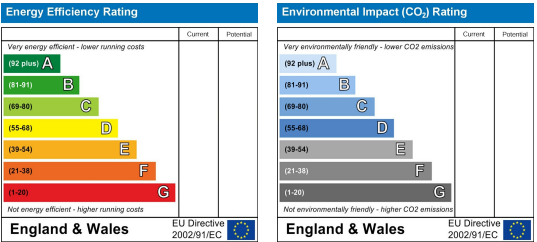
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.