



HUNTERS[®]
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London Heights

Offers In The Region Of £230,000



Hunters are pleased to present this semi-detached house, primely positioned for first-time buyers and families alike. This property is currently listed ready for immediate occupancy with minimal or no additional work required.

The house boasts three bedrooms, two of which are spacious doubles, offering ample space for a growing family or for creating a dedicated office space or guest room.

At the heart of the home is a modern fitted kitchen, designed for functionality and style. The kitchen is the only one in the house, thus ensuring a centralised cooking and dining experience.

Two reception rooms grace this property, with the second granting direct access to a garden. This offers the potential for indoor-outdoor living, perfect for entertaining or enjoying a peaceful afternoon with a book in the sun.

In terms of location, the property is ideally situated with excellent public transport links and local amenities within easy reach. Families will appreciate the proximity to nearby schools, while the nearby parks provide a welcome space for recreational activities and weekend fun.

In summary, this inviting semi-detached house, with its generous living spaces and convenient location, will make a perfect home for first-time buyers or families. The property is in good condition and ready for its new owners to make their mark. Don't miss out on this opportunity; arrange a viewing today.

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
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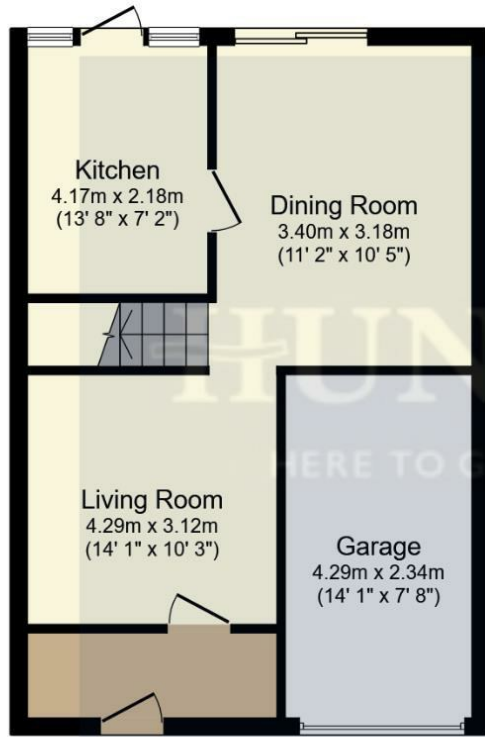
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KEY FEATURES

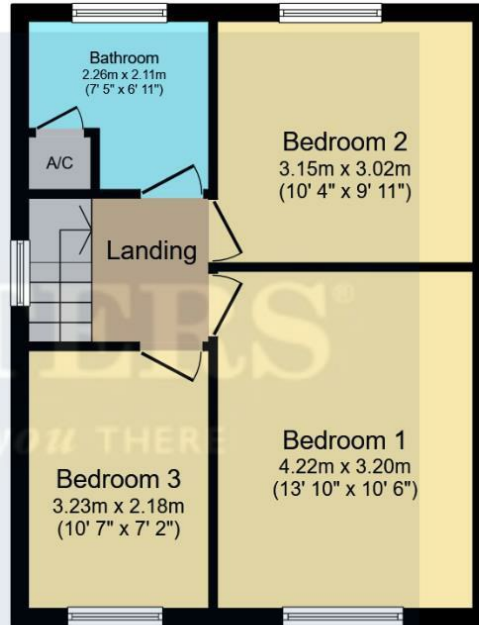
- SEMI-DETACHED FAMILY HOME
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - MODERN FITTED KITCHEN
 - UPSTAIRS FAMILY BATHROOM
 - GARAGE
 - OFF ROAD PARKING
- LOCAL SCHOOLS & AMENITIES







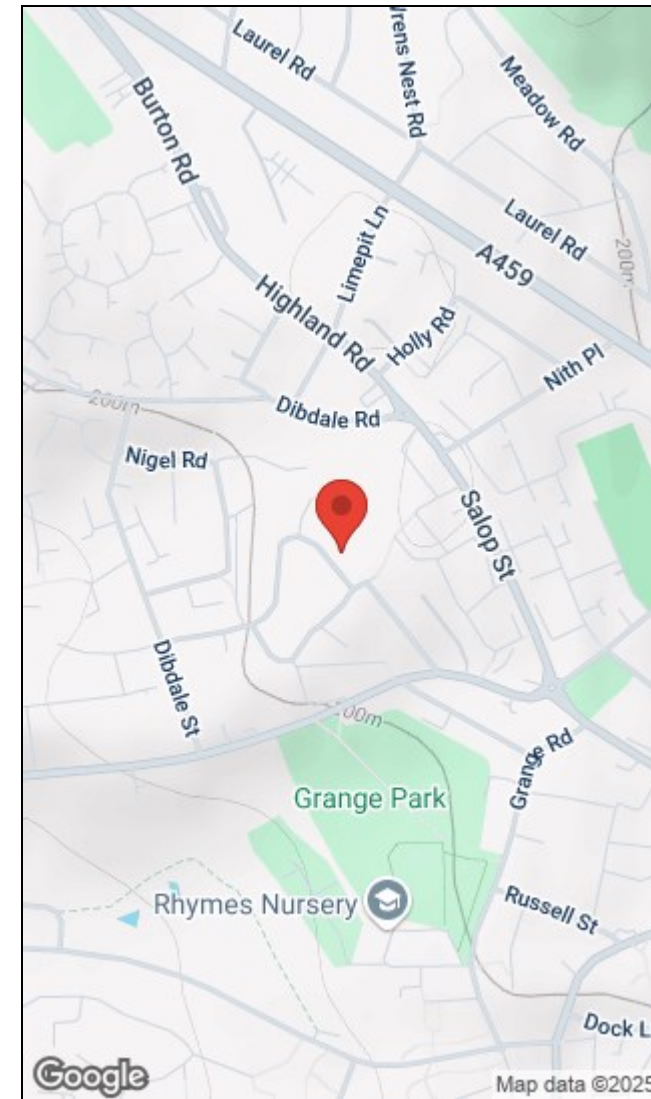
Ground Floor
Floor area 46.7 sq.m. (503 sq.ft.)



First Floor
Floor area 40.8 sq.m. (439 sq.ft.)

Total floor area: 87.5 sq.m. (942 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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