

# HUNTERS®

HERE TO GET *you* THERE



## Beacon Lane

Dudley, DY3 1NB

Offers In The Region Of £199,950



Presenting to the market a fantastic 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 well maintained throughout and benefits from modern double glazing, gas central heating and refitted bathroom. This is a fantastic opportunity to purchase an ideal family home in a great location and is definitely not an opportunity to miss.

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

VIEWING IS HIGHLY RECOMMENDED.



Bathroom 11'3" x 4'8" (3.44 x 1.43)

The image displays two floor plans for a two-bedroom property. The left plan represents the ground floor, featuring a Kitchen Dining Room, a Utility room, an Entrance Hall, and a large Lounge. The right plan represents the first floor, featuring two bedrooms (Bedroom One and Bedroom Two), a Bathroom, and a central Landing.

**Energy Efficiency Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/93/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/93/EC

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