

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Eagle Close

Dudley, DY1 2JX

Asking Price £270,000



Hunters are pleased to present this heavily extended modern family home located in a popular Dudley location nearby a variety of local amenities and Russell's Hall Hospital.

Briefly comprising of an entrance hallway giving access to lounge and a modern kitchen diner benefitting from a highly desirable centre island that's fitted with spotlights and a pop up electrical tower perfect for loose appliances and/ or charging facilities. Adjoining the kitchen diner is a separate dining area with bi-fold doors leading to rear garden, whilst the ground floor also boasts a utility area, guest w/c and the fourth bedroom as per the floorplan.

Moving upstairs from the lounge the home further comprises of three bedrooms and a family bathroom, whilst being extremely well presented throughout this home is ideal for growing families and also benefits from ample off road parking to front via a driveway, low maintenance rear garden and detached double garage with internal workshop.

Please call the office to speak with one of our experienced sales team and arrange a viewing!



Entrance Hallway

Lounge 17'07 x 15'09 (5.36m x 4.80m)

Dining Room 15'09 x 10'05 (4.80m x 3.18m)

Kitchen Diner

Utility Room 6'07 x 3'10 (2.01m x 1.17m)

Guest W/C 6'07 3'10 (2.01m 1.17m)

Reception Room / Bedroom Four 9'10 x 8'01 (3.00m x 2.46m)  
Located on the ground floor as per floorplan.

First Floor Landing

Bedroom One 15'08 x 9'07 (4.78m x 2.92m)

Bedroom Two 10'09 x 8'02 (3.28m x 2.49m)

Bedroom Three 10'09 x 7'04 (3.28m x 2.24m)

Bathroom 9'07 x 7'08 (2.92m x 2.34m)

Detached Double Garage

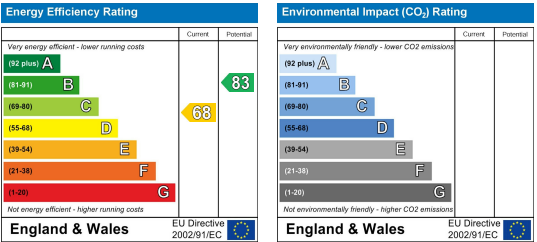
Area Map



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.