



## 14 Coleridge Rise, The Straits

- SEMI DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- NO UPWARD CHAIN
- POPULAR STRAITS LOCATION
- POTENTIAL TO EXTEND STPP

**Offers In The Region Of £280,000**



Hunters are delighted to present this beautiful semi detached home located amongst the popular Straits development in Lower Gornal, just a short distance from Gornal Wood Village boasting a variety of local amenities.

Much improved throughout this ideal family home is now being advertised with no upward chain and could soon be yours!

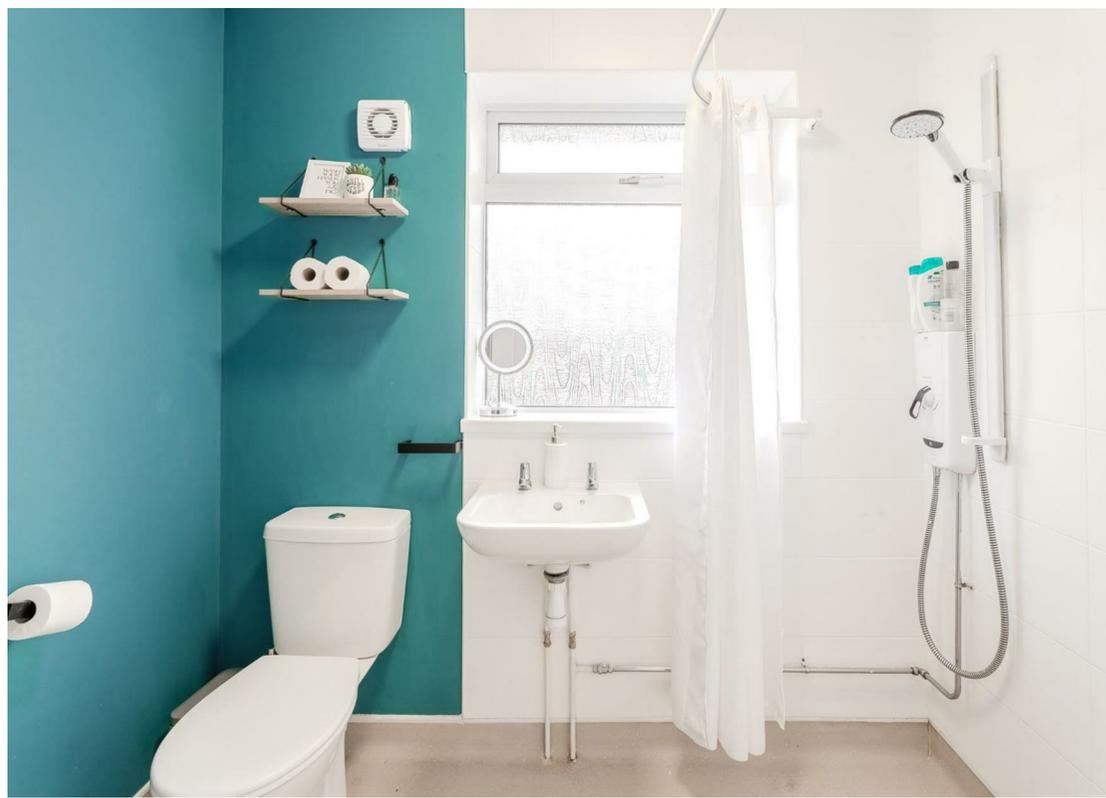
Comprising of a warm and welcoming entrance hall, with feature black bannister to contrast the neutral décor that adorns the walls throughout the hall, stairs & landing. To the left is the main lounge and beyond is the second reception room offering versatile living to serve as a formal dining room or potentially either knock through into the main lounge to create a larger living space or into the kitchen which sits adjacent at the rear of the property.

The first floor benefits of three bedrooms, two of which are doubles and a wet room serving as the family bathroom.

A driveway and garage offer plentiful parking to the fore whilst the enclosed rear garden offers potential to extend STPP.

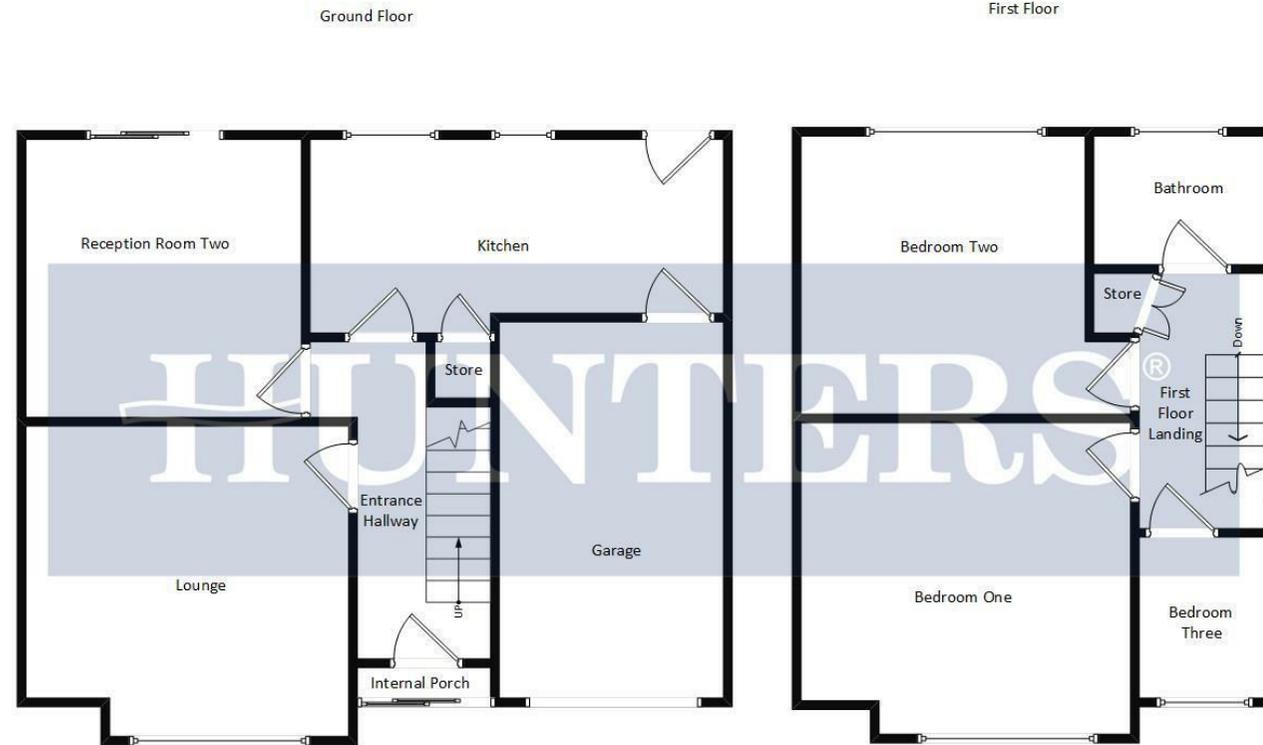
To schedule a viewing please call the office.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

### Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.



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