

# HUNTERS®

HERE TO GET *you* THERE

306 Burton Road, Dudley, West Midlands, DY1 3DL

Offers In The Region Of £210,000

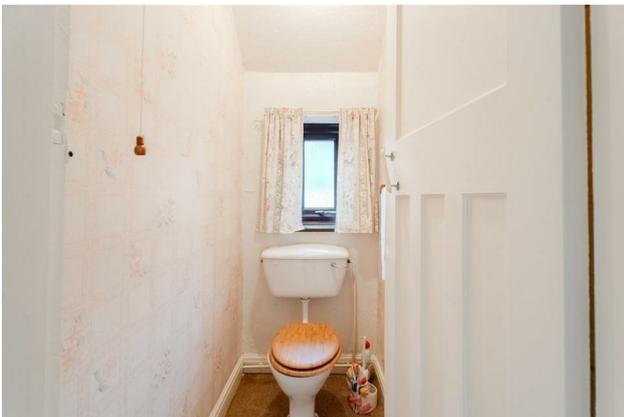
Property Images



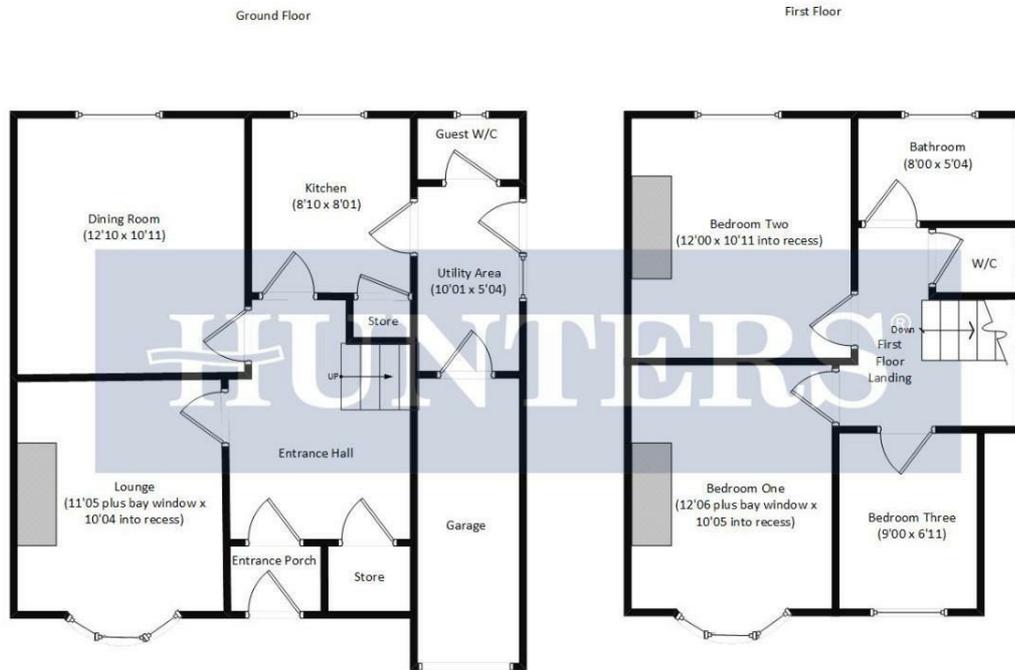
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## Property Images



## Floorplan

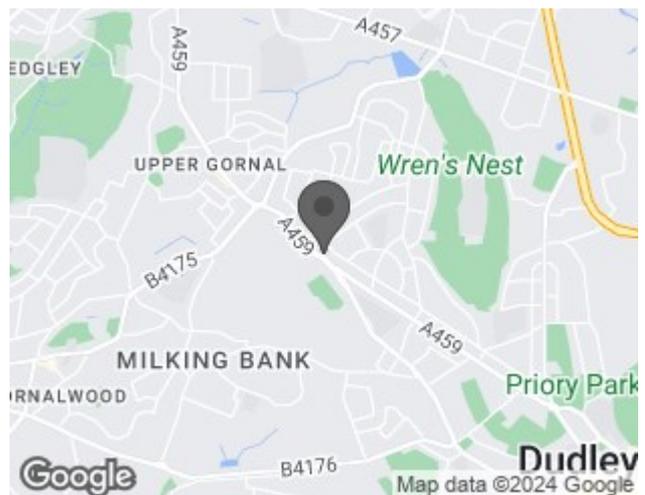


This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Hunters are pleased to offer this ideal family home being sold with no upward chain. Located ideally between Dudley Town Centre, Gornal Wood Village and Sedgley, whilst also being positioned on a bus route this property offers easy access to surrounding areas beaming with a variety of amenities.

Offering fantastic potential throughout this bay fronted semi detached home briefly comprises of an entrance porch, inner hall, lounge, rear dining area, kitchen, utility and guest w/c. Giving potential to extend the kitchen into the current dining room, to create a well sought after open kitchen diner.

Moving upstairs to find three generously sized bedrooms, family bathroom and separate w/c.

Outdoor areas offer plentiful parking on the private driveway and access to the garage perfect for storage. The rear garden has been well maintained with a raised patio area and lowered lawn.

## Features

- SEMI DETACHED • THREE BEDROOMS • TWO RECEPTION ROOMS • NO UPWARD CHAIN • IDEAL FAMILY HOME • FANTASTIC POTENTIAL THROUGHOUT • GARAGE & DRIVEWAY • PLEASE CALL 01902 672 274 TO ARRANGE A VIEWING!