



27 Nicholds Close, Coseley

- DETACHED RESIDENCE
- MASTER EN-SUITE
- WELL PRESENTED THROUGHOUT
- AMPLE DRIVEWAY
- FOUR/ FIVE BEDROOMS
- IDEAL FAMILY HOME
- CONSERVATORY
- WELL SOUGHT AFTER LOCATION

Offers Over £350,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present to market this ideal four/ five bed family home. Located in a well sought after area of Coseley nearby to a variety of amenities including Roseville Village and local schools.

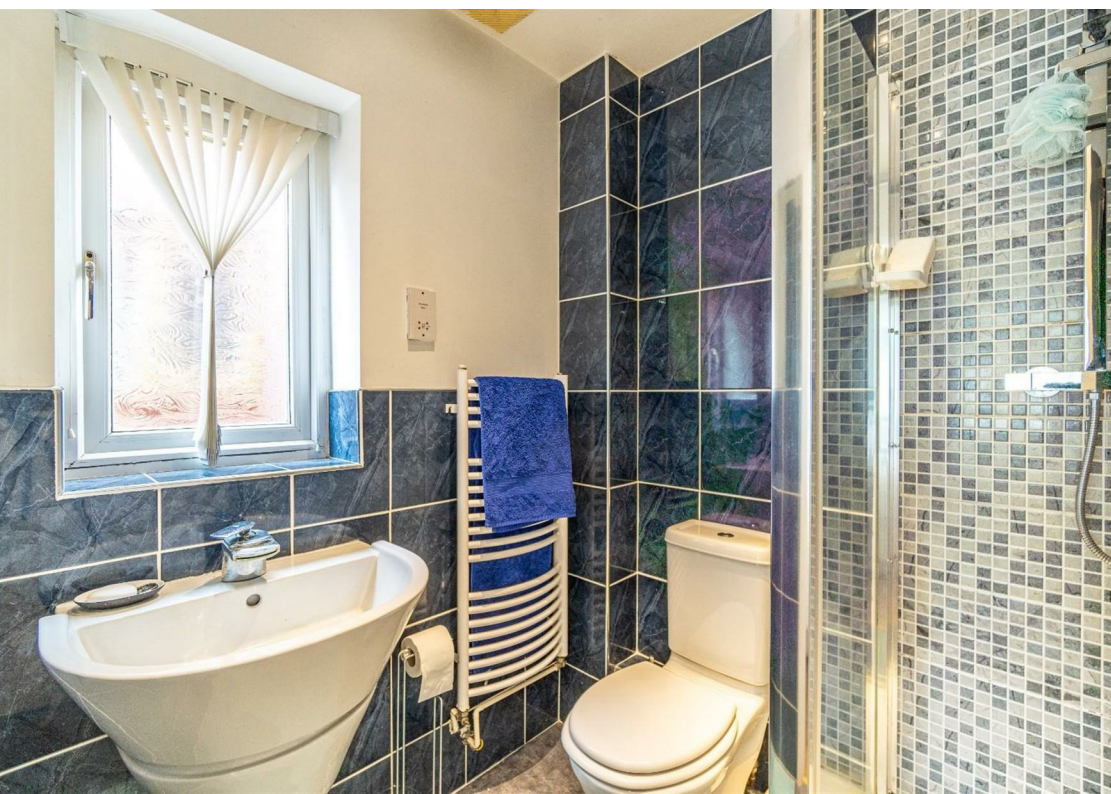
Briefly comprising of a entrance hall giving access to the lounge, through to the dining room, conservatory and kitchen with adjoining utility area. Upstairs the property benefits from four bedrooms, a master ensuite and family bathroom.

Formerly the garage, this space was converted into an ideal home office, handy for home workers or business owners; fitted with a luxury air conditioning system that can be used in all weathers. Particularly ideal for those warmer days the weather is sure to not be a problem! Otherwise this room can be used as the fifth bedroom with close access to the guest W/C located within the entrance hall.

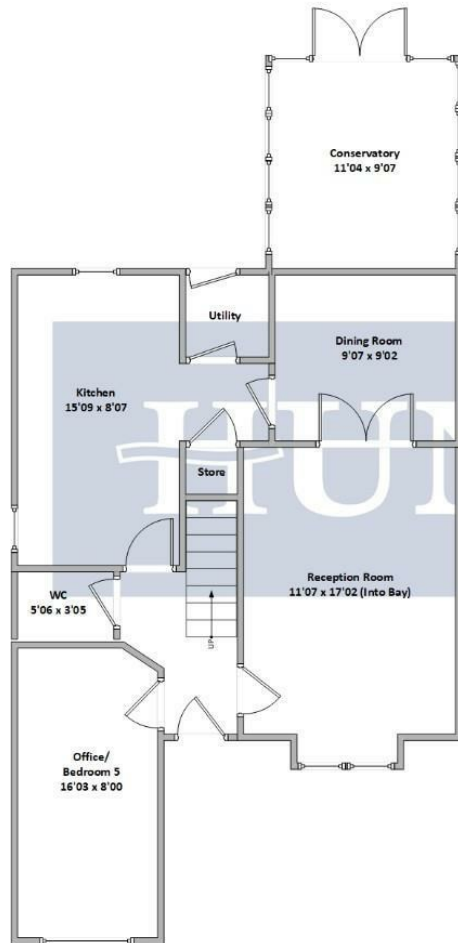
Finally the property boasts an ideal garden for families and/ or those who often entertain guests with a raised decking area, lawn area, beds allotted to growing vegetables, storage shed and summerhouse. Meanwhile to the front there is an ample driveway suitable for parking multiple vehicles.

This home is a must view to appreciate the level of accommodation on offer, please call 01902 672 274 to arrange your viewing with one of our experienced sales team.

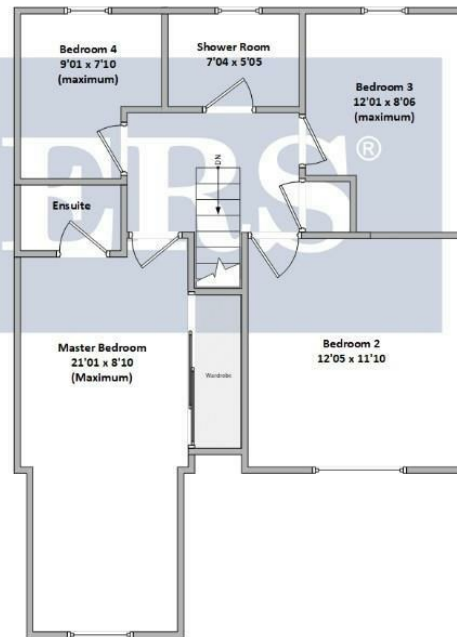




First Floor



Ground Floor




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

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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 	

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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