



HUNTERS[®]
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Capponfield Close, Sedgemoor Park

Offers In The Region Of £210,000



Hunters are pleased to present this two-bedroom semi-detached house, offered for sale, is situated in Capponfield Close, Sedgemoor Park. Set in a sought-after location, it presents an opportunity ideal for first-time buyers seeking a comfortable home with good access to local amenities and public transport.

The property features one double bedroom and an additional spacious bedroom, along with a kitchen that provides dining space and access to a conservatory. There is a reception room, offering comfortable living space.

Parking is available, and the ample space to the side and rear of the property allows potential for extension, subject to planning permission.

Transport connections are excellent, with Coseley train station less than a five-minute drive away, offering direct routes to Birmingham city centre in approximately 15-20 minutes. Tram services are also easily accessible, further enhancing connectivity. The Black Country Route provides quick access to the M6 motorway, making it convenient for commuting.

Families will appreciate the proximity to several highly-rated schools, including the outstanding Manor Primary School, Lanesfield Primary School, and secondary schools such as Colton Hills, SWB Academy, and Khalsa High School, among others. Bert Williams Leisure Centre, located less than five minutes away, provides a variety of sports facilities and year-round activities for families. Local parks, cafés, and Bilston High Street are within easy reach, offering a range of shops and social opportunities.

This property combines good living space with practical features and excellent transport and educational facilities nearby. Viewings are highly recommended, please call us on 01902 672274 to secure your viewing.



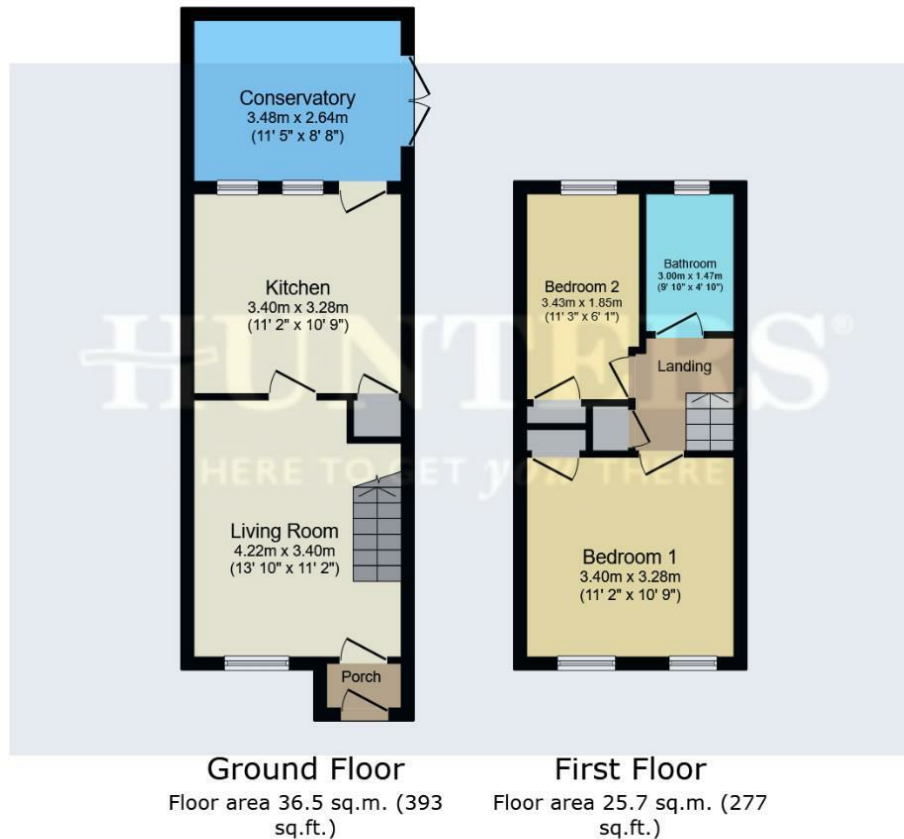
KEY FEATURES

- SEMI-DETACHED HOME
- TWO SPACIOUS BEDROOMS
- UPSTAIRS FAMILY BATHROOM
 - CONSERVATORY
 - OFF ROAD PARKING
 - PRIVATE REAR GARDEN
- OFFERED WITH NO ONWARD CHAIN
- CALL US ON 01902 672274 TO SECURE YOUR VIEWING

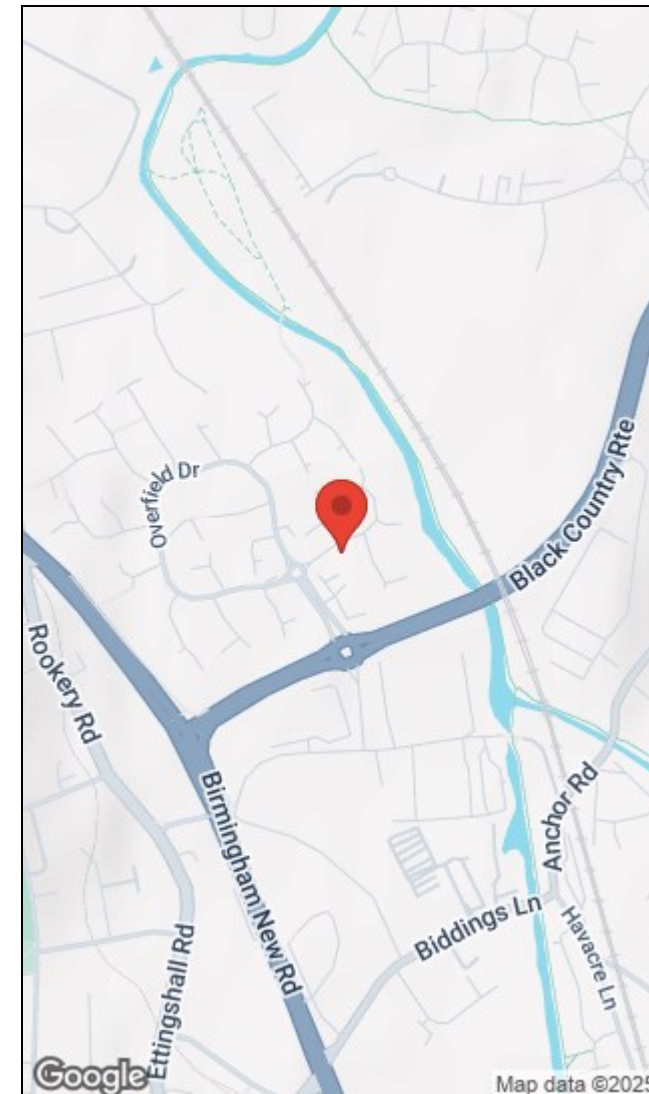








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|--|---|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | | | (92 plus) A | |
| (81-91) B | | | | (81-91) B | |
| (69-80) C | | | | (69-80) C | |
| (55-68) D | | | | (55-68) D | |
| (39-54) E | | | | (39-54) E | |
| (21-38) F | | | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| 71 | | 77 | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | |
| England & Wales | | | | England & Wales | |

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