

# HUNTERS®

HERE TO GET *you* THERE



## Monkton Way

Dudley, DY3 4BS

Offers In The Region Of £245,000



Hunters are excited to offer this beautifully presented two bedroom home on the highly desirable Baggesbury Village. Located on a secluded estate built in 2015 by David Wilson Homes this spot has quickly become the place to be in and around Sedgley/ South Staffordshire boasting a variety of modern homes, close community feel and amenities including café, dog groomers and a arts & crafts centre - you will also benefit from the private access into Baggesbury County Park ideal for dog walking and/ or family days out!

The home itself comprises of kitchen, lounge, downstairs w/c, two bedrooms and family bathroom whilst benefitting from two allocated parking spaces and a well maintained rear garden. Well presented throughout this home is ideal for first time buyers looking to get onto the property ladder and is a must view.

Please call the office on 01902 672 274 to speak with one of our experienced sales team and arrange a viewing.



Entrance Hallway

Kitchen 6'7 x 9'11 (2.01m x 3.02m)

Lounge 13'7 x 14'2 (4.14m x 4.32m)

Downstairs W/C

Bedroom One 13'7 x 9'2 (4.14m x 2.79m)

Bedroom Two 10'7 x 8'6 (3.23m x 2.59m)

Bathroom 5'7 x 6'6 (1.70m x 1.98m)

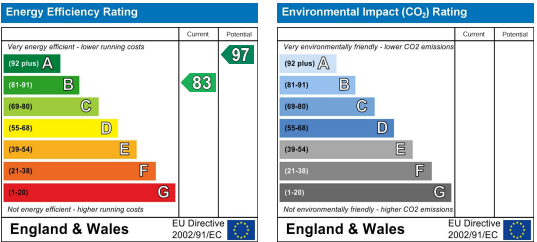
Area Map



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.