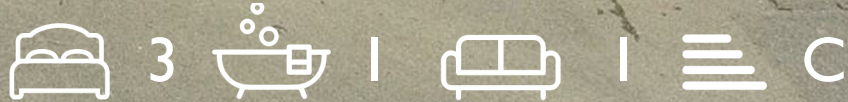




HUNTERS[®]
HERE TO GET *you* THERE



Boundary Hill, Dudley

Offers In The Region Of £240,000



Hunters are delighted to present this well-maintained and generously proportioned three-bedroom semi-detached family home, situated within the highly sought-after residential area of Lower Gornal. Offering versatile accommodation across two floors, together with a useful loft room and attractive outdoor space, this property is ideally suited to growing families, first-time buyers and those seeking a well-connected yet community-focused location.

The ground floor briefly comprises a welcoming reception room, providing a comfortable and spacious setting for everyday living and entertaining. Double doors lead through to a bright conservatory, creating an additional reception area with pleasant views over the rear garden and direct access outside, making it an ideal space for relaxing or family gatherings throughout the year. The kitchen is well arranged and benefits from an abundance of natural light, offering ample storage and workspace for modern living. Further enhancing the practicality of the home is a separate utility room, providing additional space for laundry and household appliances, together with a convenient downstairs WC.

To the first floor, the property offers a generously sized master double bedroom, a second well-proportioned double bedroom and a spacious single bedroom, suitable for use as a child's room, guest bedroom or home office. The contemporary family bathroom is modern in style and finished to a good standard.

A particularly useful feature of the property is the loft room, which provides valuable additional flexible space ideal for hobbies, storage, a study area or occasional use, subject to any necessary regulations or permissions.

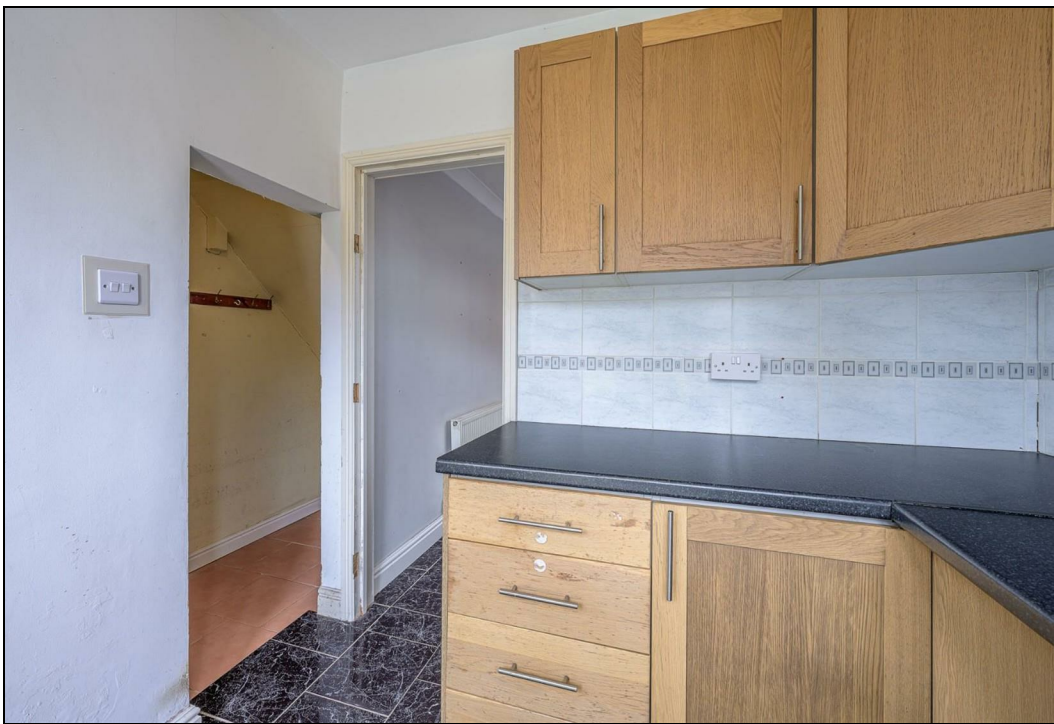
Externally, the property benefits from off-road parking and a rear garden offering space for outdoor seating, entertaining and family enjoyment.

This attractive home combines spacious accommodation with a desirable location, making it an excellent opportunity for buyers seeking a well-rounded family property.

KEY FEATURES

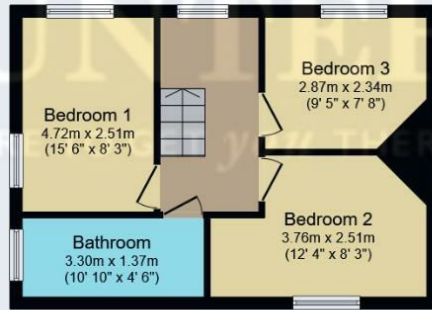
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
 - SPACIOUS LOUNGE
 - CONSERVATORY
 - DOWNSTAIRS WC
 - UTILITY ROOM
 - LOFT ROOM
- PRIVATE REAR GARDEN
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN



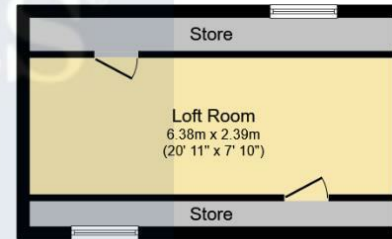




Ground Floor



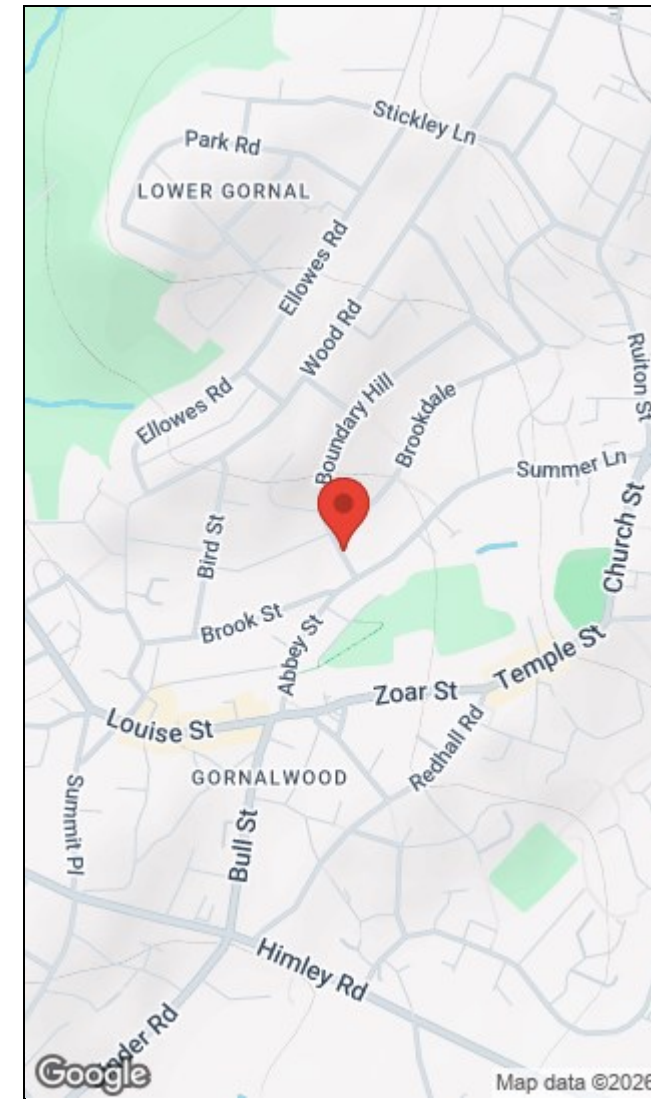
First Floor



Second Floor

Total floor area: 113.3 sq.m. (1,219 sq.ft.)

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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

85

70