

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Holborn

Dudley, DY3 1SR

£1,100



\*THREE BEDROOM CHARACTER COTTAGE\* \*AVAILABLE MARCH 2026\* \*WITHIN WALKING DISTANCE TO ALL LOCAL AMENITIES THAT SEDGLEY HAS TO OFFER\*

This wonderfully presented, three bedroom cottage is available to view and ready to let immediately. Located within the grounds of St Chad and All Saints Church, this characterful property, with its many period features, has been decorated throughout and is well proportioned. Entering the property there is a large lounge which connects to a utility area and W/C, a separate dining room and a large kitchen with some built in appliances. Upstairs, there are three double bedrooms of varying sizes with an ensuite shower room and a further family bathroom. This property further benefits from gas central heating throughout, off road parking, a small outside courtyard and some delightful features such as original fire places and pointed arched windows.

Call Hunters, Sedgley today to register your interest!



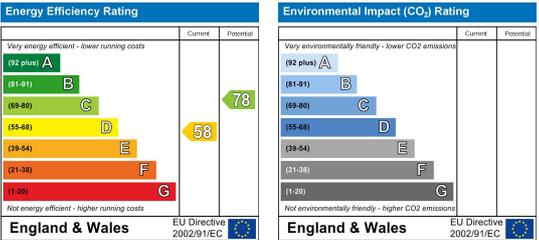
## Area Map



## 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.