



Gorge Road | Sedgley | WV14 9RH

Offers In The Region Of £575,000



## Summary

**\*\*EXECUTIVE DETACHED FOUR BEDROOM HOME\*\* FINISHED TO A SHOW HOME STANDARD\*\* SITUATED ON A PRIVATE DRIVE\*\* OPEN PLAN LIVING, KITCHEN, DINING\*\* INTEGRATED APPLIANCES IN KITCHEN AND GRANITE WORKSURFACES\*\* GUEST WC\*\* GARAGE\*\* FOUR DOUBLE BEDROOMS\*\* MASTER OFFERS WALK IN WARDROBE AND EN SUITE\*\* FOUR PIECE FAMILY BATHROOM\*\* LANDSCAPED FRONT AND REAR GARDEN\*\* VIEWING IS ESSENTIAL\*\***

Webbs Estate Agents have the pleasure of bringing this STUNNING AND EXECUTIVE four-bedroom detached family home to market sitting within the borough of Sedgley, Boasting excellent road and transport links not to mention the array of local amenities on your doorstep.

In brief, this home offers to the ground floor: an entrance hall, lounge, guest WC, open plan living/ kitchen/ diner with various integrated appliances, granite worksurfaces, and a central island and garage.

On the first floor, there are three DOUBLE BEDROOMS and a stunning master suite complete with an ensuite shower room and walk-in wardrobe.

To the front of the home is a driveway suitable for numerous vehicles and a laid to lawn area with small shrubs boarding on approach to the home there is a canopied entrance.

To the rear, there is a private and enclosed landscaped rear garden offering a paved patio area and a laid-to lawn area with a selection of small plants, trees, and shrubs.

Call Webbs today on 01922 663399 to secure your viewing and avoid disappointment.

## Key Features

- EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME
- SEPERATE LOUNGE
- MASTER SUITE COMPLETE WITH ENSUITE AND WALK IN WARDROBE
- LANDSCAPED FRONT AND REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- FINISHED TO A VERY HIGH STANDARD THROUGHOUT
- SITUATED ON A PRIVATE DRIVE
- GARAGE
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Kitchen/ Living/ Dining Area

22'9" x 30'0" (6.950m x 9.159m)

### Kitchen Area

### Lounge

12'6" x 19'9" (3.812m x 6.040m)

### Guest wc

### First Floor Landing

### Bedroom One

14'5" x 12'8" (4.403m x 3.861m)

### En suite

9'2" x 5'1" (2.797m x 1.574m)

### Walk In Wardrobe

7'10" x 6'9" (2.405m x 2.081m)

### Bedroom Two

8'8" x 12'11" (2.645m x 3.951m)

### Bedroom Three

12'1" x 10'1" (3.693m x 3.097m)

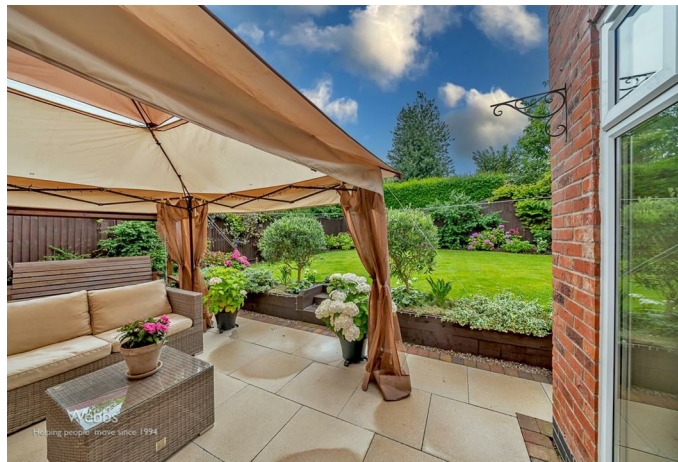
### Bedroom Four

10'2" x 17'11" (3.105m x 5.479m)

### Family Bathroom

### Garage





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 £/year <b>A</b></p> <p>150-200 £/year <b>B</b></p> <p>200-250 £/year <b>C</b></p> <p>250-300 £/year <b>D</b></p> <p>300-350 £/year <b>E</b></p> <p>350-400 £/year <b>F</b></p> <p>400-450 £/year <b>G</b></p>	<p>92</p> <p>93</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/year <b>A</b></p> <p>20-30 tCO<sub>2</sub>/year <b>B</b></p> <p>30-40 tCO<sub>2</sub>/year <b>C</b></p> <p>40-50 tCO<sub>2</sub>/year <b>D</b></p> <p>50-60 tCO<sub>2</sub>/year <b>E</b></p> <p>60-70 tCO<sub>2</sub>/year <b>F</b></p> <p>70-80 tCO<sub>2</sub>/year <b>G</b></p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>