

HUNTERS[®]

EXCLUSIVE

32 Catholic Lane, Sedgley, Dudley, West Midlands, DY3 3UG

Offers In The Region Of £600,000

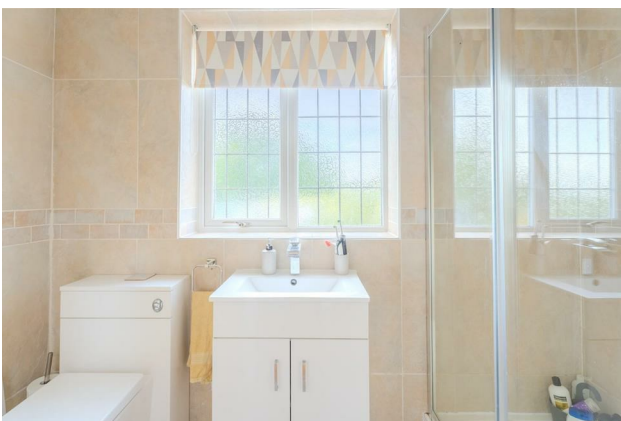
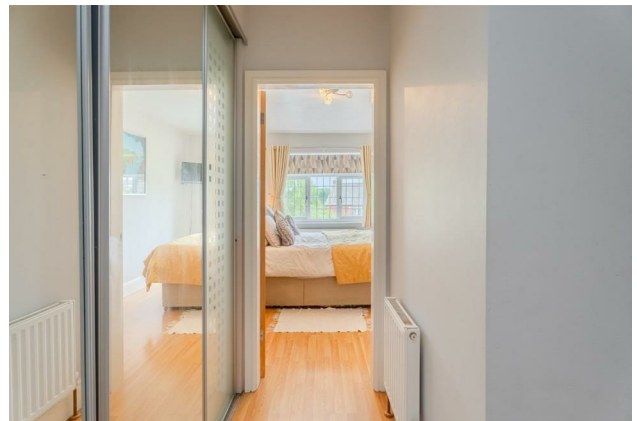
Property Images



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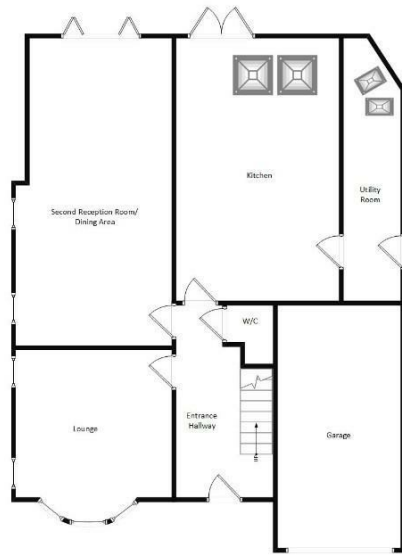
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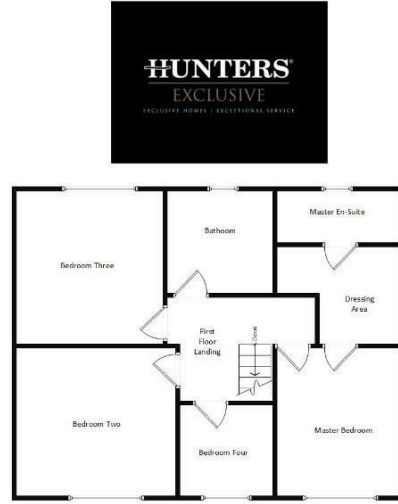


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Ground Floor



First Floor

This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

EPC

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

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Hunters Exclusive are delighted to present this beautifully extended four-bedroom detached house, located on the highly sought-after address of Catholic Lane in Sedgley. Positioned wonderfully this exceptional family home boasts modern living spaces, luxurious finishes, and a professionally landscaped rear garden with a garden room.

This property features four spacious bedrooms, including a master with an en-suite bathroom and dressing area. A modern fitted kitchen with centre island and adjoining utility provides an excellent space to cook for family & friends. The second reception room with dining area is perfect for hosting, with contemporary fittings a multi fuel burner and an open-plan layout that flows seamlessly into the extended living areas at the rear of the property. The elegant front lounge is adorned with natural light courtesy of the feature bay window.

The master bedroom's en-suite offers the comfort of a private bathroom, featuring high-quality fixtures and fittings. Meanwhile a family bathroom is also located on the first floor and guest W/C with cloakroom on the ground.

The rear garden has recently been professionally landscaped and is now a beautifully designed space with lush greenery, and a array of borders & shrubs perfect for outdoor activities and summer barbecues. A versatile garden room fitted with electricity can be used as a home office or gym. Additionally, the property includes a garage and generous driveway, providing ample parking and storage solutions.

Situated in a prime location, 32 Catholic Lane offers convenient access to local amenities, schools, and transport links by foot, making it an ideal home for growing families.

For further details or to schedule a viewing, please contact our helpful sales team today.

Features

• EXECUTIVE DETACHED HOME • FOUR BEDROOMS • MASTER EN SUITE • BEAUTIFULLY PRESENTED THROUGHOUT • WELL SOUGHT AFTER ADDRESS • GARAGE & GENEROUS DRIVEWAY • PERFECT FAMILY HOME • LANDSCAPED REAR GARDEN