

HUNTERS®

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49 Wolverhampton Road, Sedgley, Dudley, West Midlands, DY3 1RG

Offers In The Region Of £525,000

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Ground Floor

Floor area 113.5 sq.m. (1,222 sq.ft.)

First Floor

Floor area 69.8 sq.m. (751 sq.ft.)

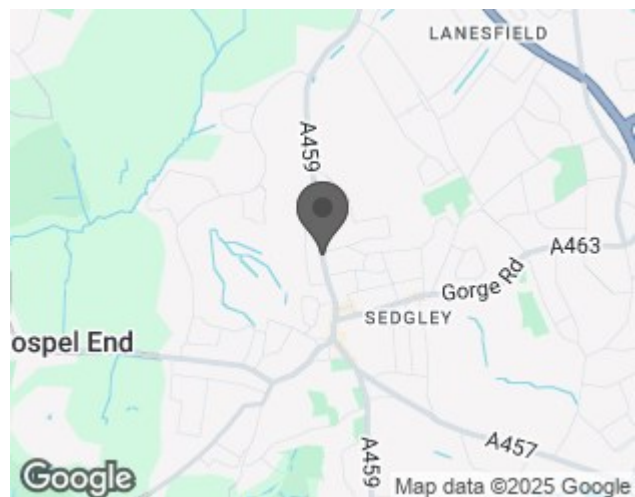
Total floor area: 183.3 sq.m. (1,973 sq.ft.)

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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: 5 Bathrooms: 2 Reception: 3 Tenure: Freehold

Summary

Hunters Exclusive are delighted to present this exceptional detached home occupying a well established address in Sedgley. Conveniently located within walking distance of the local amenities on the high street, fantastic transport links into Wolverhampton City Centre, including bus routes are also on the doorstep.

A beautiful contemporary décor throughout with plentiful space makes this the perfect choice for growing families. Comprising of a welcome hall with access to downstairs w/c, the first reception room is located to the fore. This comfortable space features a large bay window helping to adorn the room in natural light and a log burner for warmth. The second reception room lies beyond, measuring 22ft, and has benefitted from a rear extension making this the perfect space to entertain guests.

Arguably the most impressive room in the property is the stunning kitchen diner with centre island and breakfast bar. Various integrated appliances include a double oven, microwave, dishwasher and fridge freezer, meanwhile a utility room with matching units provide space for white goods, thereafter allowing more cupboard space in the main kitchen.

A children's play room and adjoining wet room complete the ground floor accommodation with the playroom offering future flexibility to serve as a downstairs bedroom.

Moving upstairs the property benefits from five bedrooms with the smallest of which currently being used as a home office, perfect for remote workers. Meanwhile the master bedroom features fitted wardrobes and identical bay window to below, again adorning the space in natural light and affording more space. Finally the stylish family bathroom comprises of a corner bathtub, separate shower cubicle, w/c and wash hand basin.

Outdoor areas continue to impress with generous off road parking to the fore and access via electric roller door to the garage. Lastly to the rear is a large immediate patio area, ample lawn and detached outhouse perfect for entertaining.

Features

• EXCEPTIONAL DETACHED HOME • FIVE BEDROOMS • HEAVILY EXTENDED • BEAUTIFULLY PRESENTED THROUGHOUT • DOWNSTAIRS SHOWER ROOM & STYLISH FIRST FLOOR BATHROOM • STUNNING KITCHEN DINER WITH CENTRE ISLAND • PERFECT FOR FAMILIES • GENEROUS OFF ROAD PARKING & GARAGE SPACE • SPACIOUS GARDEN WITH DETACHED OUTHOUSE • WELL ESTABLISHED ADDRESS