



Catholic Lane, Sedgley, West
Midlands, DY3 3YF
Offers in The Region Of
£475,000

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Offers In The Region Of £475,000

Presenting an exceptional opportunity to acquire a detached, three-bedroom house in a highly sought-after location, close to excellent nearby schools and open green spaces. This property offers outstanding kerb appeal and is set back on a generous plot, benefitting from a fantastic mature garden—perfect for outdoor entertaining or gardening enthusiasts—though now in need of some tidying, providing scope for personal enhancement..

Inside, the home features three reception rooms, catering for modern family life and flexible working arrangements. The spacious lounge provides ample room for relaxation and social gatherings, while the dedicated dining room is ideal for family meals or formal entertaining. An additional office/playroom provides the versatility to accommodate a home office, study space, or children's play area, making the property exceptionally adaptable.

Each of the three bedrooms is a double, including a spacious master bedroom, making this home a superb choice for growing families or those who require guest accommodation. There are two bathrooms for convenience.

Parking is well catered for with a large driveway—offering plenty of off-street parking and integral single garage, both in need of some tidying, yet delivering fantastic potential. This house suits buyers seeking a property to renovate according to their personal tastes, with the added advantage of no upward chain, simplifying the purchase process.

Council tax band E. Early viewing is highly recommended to appreciate the full potential on offer in this prime location.







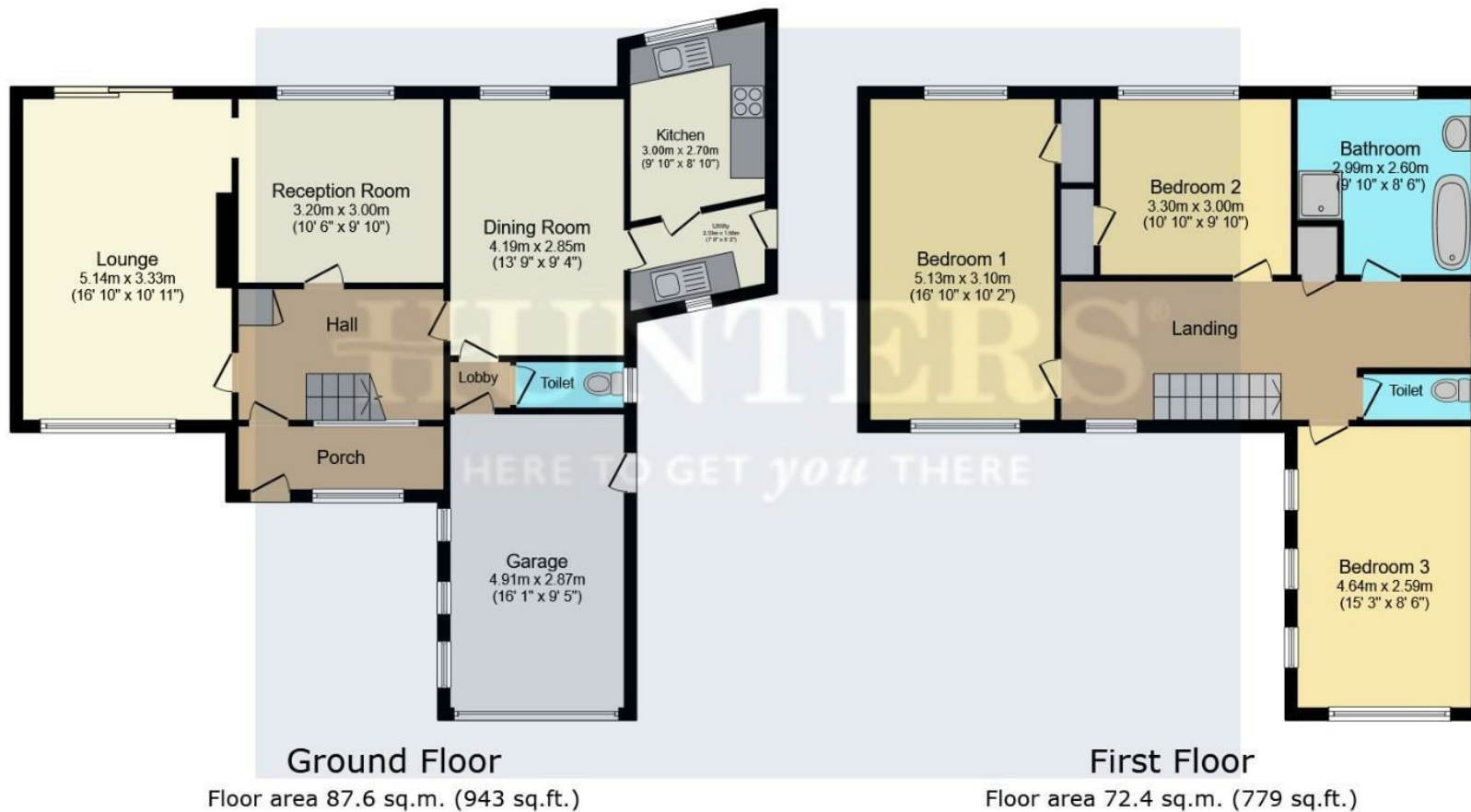


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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Total floor area: 160.0 sq.m. (1,722 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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 01902 672274 | Website: www.hunters.com

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