



Caswell Road, Sedgley
Dudley, DY3 3TE

£285,000



A stunning family home with conservatory and ensuite, maintained and presented throughout to a particularly high standard that simply must be seen to be appreciated.

This stylish three bedroom semi-detached residence is situated in an extremely popular residential area local to amenities and a short distance from Sedgley Town Centre.

This outstanding home benefits from central heating, double glazing, off road parking and a delightful rear garden private and enclosed from neighbouring properties. The property is has been improved recently to provide excellent and spacious family size accommodation and interior viewing is highly recommended.

Approach By way of imprint driveway providing off road parking.

Entrance Porch Having double glazed front door and ceramic floor tiling.

Reception Hall Having double glazed front door, ceramic floor tiling and central heating radiator.

WC Off: Having low flush WC, wash hand basin built into vanity unit. Ceramic wall and floor tiling and chrome heated towel rail.

Living Room 26' 2" x 11' 4" (7.97m x 3.45m) Having coal effect gas fire with marble type surround, hearth and fire-place. Three central heating radiators, double glazed window and double glazed sliding patio doors to conservatory.

'L' Shaped Kitchen Diner 14' 5" x 13' 4" (4.39m x 4.06m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Built-in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards and storage cupboard housing 'Worcester' combination boiler. Further inset stainless steel sink top, ceramic wall and floor tiles, central heating radiator and double glazed window.

Conservatory 11' 5" x 10' 3" (3.48m x 3.12m) Having high gloss ceramic floor tiling, ceiling light/fan, double glazed windows and door to rear garden.

Bedroom One 14' 3" x 9' 8" (4.34m x 2.94m) Having a range of built-in wardrobes, flush ceiling spotlights, central heating radiator and double glazed window.

Shower Room Having shower cubicle with shower fitting, wash hand basin, ceramic wall and floor tiling, extractor fan and flush ceiling spot lights.

Bedroom Two 11' 0" x 9' 5" (3.35m x 2.87m) Having a range of built-in wardrobes, flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Three 8' 9" x 7' 3" (2.66m x 2.21m) Having built-in storage cupboards, flush ceiling spot lights, central heating radiator and double glazed window.





Bathroom 8' 9" x 7' 0" (2.66m x 2.13m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail, double glazed window, flush ceiling spot lights, storage cupboard and loft hatch for access.

Rear Garden Enclosed and private from neighbouring properties. Paved patio area, cold water tap, neat lawn area, numerous flowers, flowering shrubs and fruit trees. Fish pond, further patio area, garden shed and gated side access.

Storage Room (Former Garage) 13' 2" x 8' 2" (4.01m x 2.49m) Having 'Up & Over' door, light and power points.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

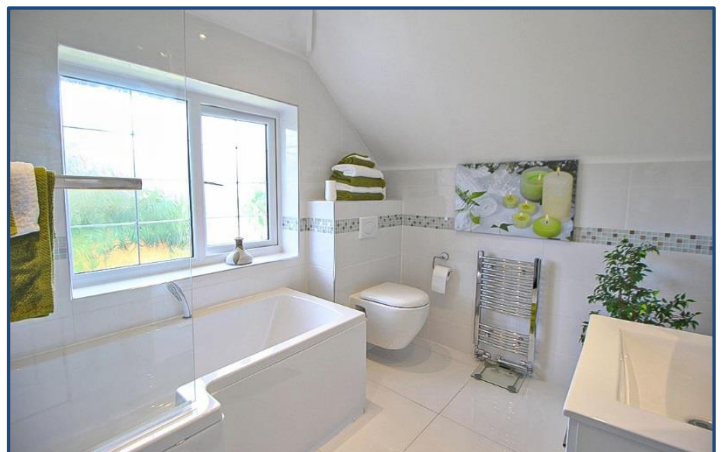
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

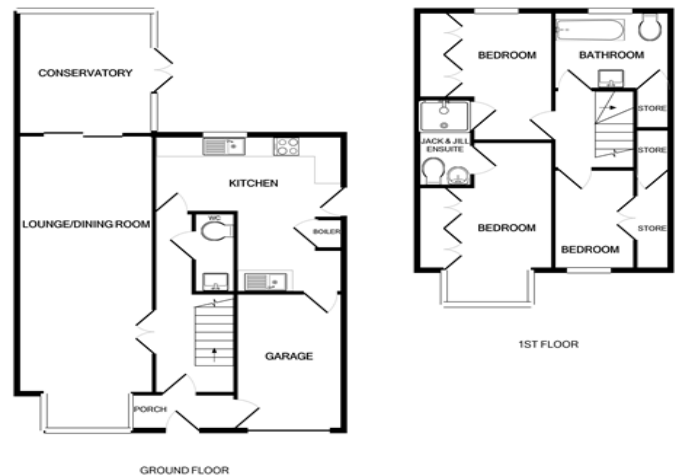
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

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