



Wolverhampton Road, Sedgley
Dudley, DY3 1QR

£575,000



An outstanding executive style residence occupying a quiet and pleasant position in a popular residential area local to a range of amenities. This stunning detached home has been extended to provide excellent family accommodation and simply must be seen to be appreciated.

This impressive home is presented throughout to a particularly high standard and has been improved in recent years offering numerous noteworthy features including an outstanding breakfast kitchen area fitted with quality units, breakfast bar, Quartz work tops, integrated appliances and high gloss ceramic floor tiling with underfloor heating.

There are two spacious reception halls with feature fire-places plus a double glazed conservatory overlooking the delightful and private rear garden. Further highlights include a luxury family bathroom with free standing bath, separate shower cubicle and 'his and hers' wash hand basins. There is a stylish ensuite bathroom to bedroom one and a shower area off bedroom two.

The garage has been altered to provide a useful utility area and there is off road parking to the front. The stunning, extensive and private rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, neat lawn area and a range of flowers and flowering shrubs. There is a further decked patio area to the rear with a good size timber summerhouse which offers a range of uses. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

Council Tax Band D. Energy Rating D. Tenure FREEHOLD.

Approach By way of gravel driveway providing off road parking for numerous vehicles.

Reception Hall Double glazed front door, under stairs cupboard and central heating radiator.

Downstairs Cloaks Low flush WC, wash hand basin built-into vanity unit, storage cupboard, ceramic wall and floor tiling.

Living Room 15' 1" x 11' 1" (4.59m x 3.38m) Coal effect gas fire with marble type surround, hearth and fire-place, two wall light points, central heating radiator, double glazed bow window and double doors into breakfast area.

Breakfast Area 18' 2" x 11' 7" (5.53m x 3.53m) Quartz work top/breakfast bar with stainless steel sink, base units and integrated dishwasher, flush ceiling spot lights, ceramic high gloss floor tiling with underfloor heating, double glazed sliding door to conservatory and double glazed French doors out to the rear garden.

Sitting Room 20' 7" x 12' 1" (6.27m x 3.68m) Coal effect gas fire with marble type hearth and feature fire-place, two wall light points, two central heating radiators, two double glazed windows and double glazed French doors leading out to the rear garden.

Conservatory 11' 5" x 10' 0" (3.48m x 3.05m) Ceiling light/fan, ceramic floor tiling, double glazed windows and door leading out.

Kitchen 11' 4" x 10' 7" (3.45m x 3.22m) A range of fitted units, drawers, base units, Quartz work tops, built-in double Neff oven with five ring electric hob and cooker hood. Range of fitted wall cupboards with concealed lighting, flush ceiling spot lights, ceramic wall tiling and ceramic high gloss floor tiling with underfloor heating.

Utility (Previously Garage) 17' 1" x 10' 2" (5.20m x 3.10m) Fitted wall cupboard and central heating radiator.





First Floor Landing Airing cupboard housing combination boiler and loft hatch for access to partially boarded loft area.

Bedroom One 13' 2" x 8' 7" (4.01m x 2.61m) Range of fitted wardrobes, central heating radiator, double glazed window and archway to ensuite bathroom.

Ensuite Bathroom 9' 3" x 7' 7" (2.82m x 2.31m) Panelled bath with shower fitting, pedestal wash hand basin, low flush WC, bidet, ceramic wall and floor tiling, flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Two 16' 5" x 10' 2" (5.00m x 3.10m) Range of fitted wardrobes and drawers, three wall light points, loft hatch for access, central heating radiator, double glazed window and shower area off.

Shower Area Shower cubicle with shower fitting, ceramic wall and floor tiling.

Bedroom Three 12' 0" x 8' 6" (3.65m x 2.59m) Range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Four 9' 8" x 8' 2" (2.94m x 2.49m) Central heating radiator and double glazed window.

Luxury Bathroom 14' 2" x 10' 2" (4.31m x 3.10m) Having white suite comprising: free standing bath with shower fitting, shower cubicle with shower fitting, two pedestal wash hand basins and low flush WC. Ceramic wall tiling, extractor fan, ceiling spot lights, central heating radiator and double glazed window.

Extensive Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, garden shed, gated side access, further patio area to the rear with paved and timber decking areas. Timber Summerhouse.

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.

COUNCIL TAX BAND: D
EPC RATING: D

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.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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