



High Park Crescent, Sedgley
Dudley, DY3 1QS

£385,000



A substantial family home occupying a delightful and highly desirable residential area local to a range of amenities and a short distance from Sedgley centre. This impressive four bedroom detached home has been well maintained and is offered for sale with no upward chain.

The property is tastefully decorated and benefits from numerous noteworthy features including: a spacious living room with feature fire-place and gas fire, dining room, a breakfast kitchen fitted with a range of units and integrated appliances, a useful downstairs WC, four bedrooms, a modern shower room, central heating and uPVC double glazing.

There is off road parking to the front plus garage and a particularly delightful rear garden fully enclosed and private from neighbouring properties offering a secluded sanctuary, perfect for relaxation and outdoor gatherings.

Council Tax Band E. Energy Rating C. Tenure FREEHOLD

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

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

Downstairs WC Having low flush WC, wash hand basin, ceramic wall and floor tiling, central heating radiator and double glazed window.

Living Room 15' 6" x 11' 3" (4.72m x 3.43m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and two double glazed windows.

Dining Room 9' 5" x 9' 3" (2.87m x 2.82m) Having central heating radiator and double glazed window.

Breakfast Kitchen 16' 1" x 9' 7" (4.90m x 2.92m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, integrated refrigerator, plumbing for washing machine and range of fitted wall cupboards. Cupboard housing boiler, ceramic wall and floor tiles, flush ceiling spot lights, central heating radiator, two double glazed bow windows and door leading out.

Landing Having airing cupboard and loft hatch for access by way of retractable ladder.

Bedroom One 15' 4" x 12' 6" (4.67m x 3.81m) Having fitted wardrobes with mirror fronted doors, further built in wardrobes, central heating radiator and double glazed window.

Bedroom Two 14' 8" x 10' 5" (4.47m x 3.17m) Having range of fitted wardrobes and storage chest, central heating radiator and double glazed window.

Bedroom Three 10' 0" x 9' 9" (3.05m x 2.97m) Having built in wardrobes, central heating radiator and double glazed window.





Bedroom Four 9' 4" x 8' 6" (2.84m x 2.59m) Having central heating radiator and double glazed window.

Shower Room 6' 4" x 5' 4" (1.93m x 1.62m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.

Garage 17' 8" x 8' 9" (5.38m x 2.66m) Having cold water tap, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Garden shed, greenhouse and gated side access.

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: E
EPC RATING: C

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.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





TOTAL FLOOR AREA: 1316 sq ft. (122.2 sq m.) approx.

While every effort has been made to ensure the accuracy of the foregoing, the seller does not accept any responsibility for any errors, omissions, or any other items that may appear in this document. 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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