



High Park Crescent, Sedgley
Dudley, DY3 1QS

£425,000



A particularly impressive detached residence occupying a delightful and quiet position at the head of a cul-de-sac in an extremely popular residential area. This stylish property has been improved and extended to provide spacious and excellent family accommodation that must be seen to be appreciated.

This tastefully decorated four bedroom home is presented throughout to a high standard and benefits from central heating, double glazing, off road parking for numerous vehicles plus garage and a delightful rear garden offering spectacular panoramic far reaching views.

Further noteworthy features to this outstanding home include a spacious living room with bow window to the front, sitting room and conservatory, a stylish fitted kitchen with integrated appliances plus Rangemaster cooker and Karndean flooring, a useful downstairs WC, four good size bedrooms and a stunning bathroom with bath and separate shower cubicle. The property is protected by a burglar alarm system.

Council Tax Band E. Energy Rating C. Tenure FREEHOLD.

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

Reception Hall Composite front door, under stairs cupboard, central heating radiator and WC off.

Downstairs WC Low flush WC, wash hand basin built-into vanity unit, ceramic wall and floor tiling, central heating radiator and double glazed window.

Living Room 25' 11" x 13' 8" (7.89m x 4.16m) Coal effect gas fire with feature surround, hearth and fire-place, two central heating radiators, double glazed bow window to the front and double glazed sliding door into sitting room.

Sitting Room 9' 5" x 7' 3" (2.87m x 2.21m) Wall mounted electric fire and double glazed sliding door into conservatory.

Conservatory 8' 10" x 7' 3" (2.69m x 2.21m) Wall mounted electric heater, ceramic floor tiling, ceiling light/fan, double glazed windows and door leading out to the rear garden.

Kitchen 17' 3" x 10' 11" (5.25m x 3.32m) Inset ceramic sink top with a range of fitted base units and decorative laminate work tops, Rangemaster cooker with four ring electric hob and one induction hob, integrated refrigerator and freezer. Range of fitted wall cupboards, plumbing for washing machine and dishwasher, ceramic wall tiling, flush ceiling spot lights, Karndean flooring, central heating radiator, double glazed window and door leading out.

Landing Central heating radiator, airing cupboard and loft hatch for access by way of retractable ladder.

Bedroom One 14' 7" x 12' 0" (4.44m x 3.65m) Central heating radiator and double glazed window providing stunning panoramic views.

Bedroom Two 12' 11" x 9' 5" (3.93m x 2.87m) Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 11' 10" x 8' 8" (3.60m x 2.64m) Central heating radiator and double glazed window.

Bedroom Four 9' 9" x 8' 2" (2.97m x 2.49m) Central heating radiator and double glazed window providing stunning panoramic views.





Bathroom 8' 8" x 6' 9" (2.64m x 2.06m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, Chrome heated towel rail and double glazed window.

Garage 16' 8" x 8' 2" (5.08m x 2.49m) Having Up and Over door, wall mounted combination boiler, light and power points.

Rear Garden Enclosed and private from neighbouring properties, block paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, gated side access and stunning panoramic views.

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.

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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.





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