



**Beacon Rise, Sedgley**  
Dudley, DY3 1NQ

**£215,000**



A stylish end terraced property offering spacious and well presented family accommodation that must be seen to be appreciated. This particularly delightful home with three generous bedrooms is situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

The property is tastefully decorated and benefits from central heating, double glazing, off road parking, a homely living room plus dining room, a stylish kitchen fitted with integrated appliances and a useful downstairs WC.

To the first floor are three good size bedrooms and a stylish bathroom. The rear garden is private and enclosed with patio area and gated side access.

**Council Tax Band A. Energy Rating E. Tenure FREEHOLD.**

**Approach** By way of block paved fore garden past lawn area.

**Reception Hall** Having double glazed front door and central heating radiator.

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

**Living Room** 14' 5" x 11' 0" (4.39m x 3.35m) Having central heating radiator and two double glazed windows.

**Dining Room** 13' 1" x 9' 5" (3.98m x 2.87m) Having central heating radiator and double glazed window.

**Kitchen** 12' 11" x 9' 11" (3.93m x 3.02m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob. Integrated refrigerator, freezer, dishwasher and microwave, fitted wall cupboards and ceramic wall tiling. Flush ceiling spot lights, extractor fan, timber flooring, double glazed window and door leading out.

**Landing** Having airing cupboard housing combination boiler and loft hatch for access.

**Bedroom One** 13' 3" x 13' 2" (4.04m x 4.01m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 4" x 8' 5" (3.45m x 2.56m) Having central heating radiator and double glazed window.

**Bedroom Three** 12' 11" x 6' 10" (3.93m x 2.08m) Having built in storage cupboard, central heating radiator and double glazed window.

**Bathroom** 7' 8" x 5' 9" (2.34m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.



**Rear Garden** Enclosed and private from neighbouring properties, paved patio area 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: A**

**EPC RATING: E**

**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.

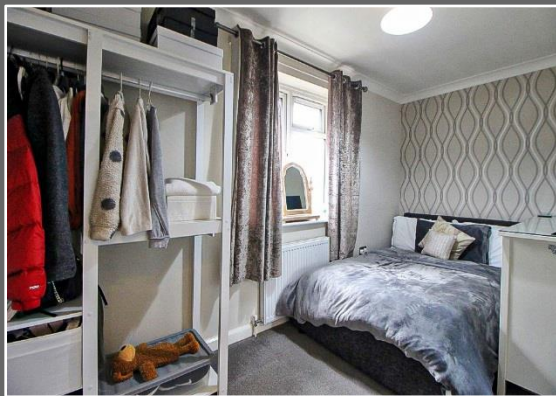
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

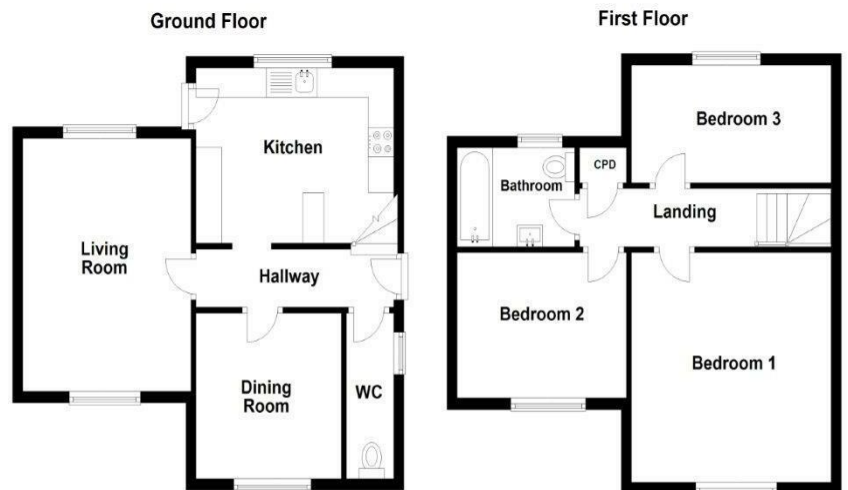




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These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.  
Plan produced using PlanUp.

10 Beacon Rise, Sedgley

**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: .....