



Dudley Road, Sedgley
Dudley, DY3 1SX

£350,000



A particularly impressive and extremely well maintained detached residence with three generous bedrooms, situated in a popular residential area and short distance from Sedgley centre. This traditional style property offers spacious family accommodation offering a range of delightful original type features along with a contemporary twist and benefits from central heating, double glazing, ample off road parking plus a good size garage and a private garden to the rear.

Further noteworthy features to this outstanding home include: two reception rooms (Cast Iron Burner in living room), conservatory, a stylish fitted kitchen, delightful reception hall with Parquet flooring, a luxury first floor bathroom with Jacuzzi bath and separate shower cubicle.

The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, timber decking area, neat lawn area and a range of flowers and flowering shrubs. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Double glazed doors.

Reception Hall Having Parquet flooring, under stairs cupboard and central heating radiator.

Living Room 15' 1" x 13' 0" (4.59m x 3.96m) Vast iron multi-fuel burner with feature fire-place, central heating radiator and double glazed bay window.

Dining Room 13' 5" x 11' 0" (4.09m x 3.35m) Feature fire-place, central heating radiator and double glazed windows.

Inner Hall Laminate flooring.

Kitchen 10' 0" x 9' 1" (3.05m x 2.77m) Inset ceramic type sink top with fitted base units and decorative laminate work tops, built-in oven with four ring induction hob and cooker hood. Range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiling, flush ceiling spot lights, laminate flooring and double glazed window.

Conservatory 16' 11" x 9' 11" (5.15m x 3.02m) Central heating radiator, double glazed windows and door leading out to the rear garden.

Landing Double glazed window and loft hatch for access by way of retractable ladder to partially boarded loft area.

WC Low flush WC and double glazed window.

Bedroom One 15' 0" x 12' 10" (4.57m x 3.91m) Range of built-in wardrobes, flush ceiling spot lights, central heating radiator and double glazed bay window.





Bedroom Two 13' 1" x 11' 0" (3.98m x 3.35m) Flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Three 10' 8" x 8' 10" (3.25m x 2.69m) Central heating radiator and double glazed window.

Bathroom 10' 4" x 9' 0" (3.15m x 2.74m) Having white suite comprising: panelled Jacuzzi bath with shower fitting, shower cubicle with shower fitting and wash hand basin built-into vanity unit. Ceramic wall tiling, Karndean flooring, flush ceiling spot lights, storage cupboard, Chrome heated towel rail, central heating radiator and double glazed window.

Garage 22' 9" x 10' 5" (6.93m x 3.17m) Having 'Up and Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, timber decking area, cold water tap, neat lawn area, numerous flowers and flowering shrubs and two out buildings.

Utility Area/Out Building 9' 3" x 6' 3" (2.82m x 1.90m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine.

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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: 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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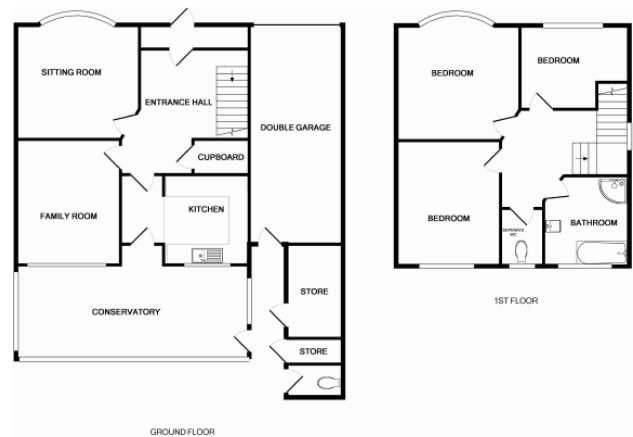




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