



**Lydiates Close, Sedgley**  
Dudley, DY3 3ND

**£285,000**



A detached bungalow occupying a delightful corner position in a highly sought after residential area local to a range of amenities and a short distance from Sedgley centre. This pleasant two bedroom home requires some modernisation works but offering great potential for further enhancement and improvement. Must be seen to be appreciated.

The property benefits from central heating, double glazing, off road parking plus garage, neat gardens to the front, side and rear of the property. Further highlights include: an impressive main bedroom with bay window and a good size second bedroom, delightful living room with bay window to the front, conservatory to the rear, kitchen, bathroom, entrance porch and reception hall.

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

**Approach** By way of tarmac driveway to rear providing off road parking past lawn fore garden and side garden.

**Entrance Porch** Having uPVC front door.

**Reception Hall** Having airing cupboard, central heating radiator and loft hatch for access by way of retractable ladder.

**Living Room** 16' 7" x 12' 8" (5.05m x 3.86m) Having feature fireplace, two central heating radiators and double glazed bay window.

**Kitchen** 12' 0" x 8' 4" (3.65m x 2.54m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiling, central heating radiator, double glazed bow window and door leading out.

**Conservatory** 12' 3" x 9' 10" (3.73m x 2.99m) Having double glazed windows and door leading out to the rear garden.

**Bedroom One** 14' 5" x 14' 5" (4.39m x 4.39m) Having two central heating radiators and double glazed bay window.

**Bedroom Two** 12' 6" x 9' 4" (3.81m x 2.84m) Having central heating radiator, wall heater and double glazed bow window.

**Bathroom** 8' 7" x 6' 6" (2.61m x 1.98m) Having panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, ceiling spot lights, central heating radiator and double glazed window.

**Garage** 17' 7" x 9' 0" (5.36m x 2.74m) Having 'Up & Over' door, double glazed window and door to the rear garden.

**Rear Garden** Having paved patio area, neat lawn area, numerous flowers, flowering shrubs and gated side access.







**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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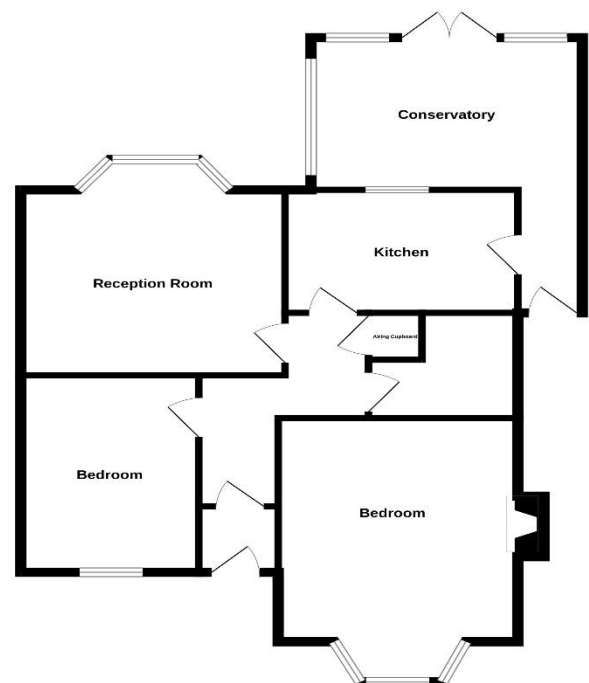
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metagix 6/2025

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....

