



Eden Gardens, Sedgley
Dudley, DY3 1EG

£330,000



Occupying a private and pleasant position behind electric wrought iron gates operated via a telephone and video intercom system to a small development, this impressive home simply must be seen to be appreciated. The stylish detached dormer bungalow is extremely well presented throughout and provides versatile accommodation with three/four bedrooms and two modernised bathrooms arranged over two floors.

Further highlights to this stunning family size home include central heating, double glazing, a stylish kitchen with a range of integrated appliances, off road parking plus a garage and a delightful and enclosed rear garden perfect for relaxing. The property is protected by a passive infra red burglar alarm system.

Located in a popular residential area convenient for a range of amenities including shops, school, public transport services and Sedgley Town centre is a short distance away. **INTERIOR VIEWING IS HIGHLY RECOMMENDED!**

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

Approach By way of wrought iron gates with secure telephone and video intercom system. Block paved driveway and having outside taps.

Reception Hall Having composite front door, under stairs cupboard, central heating radiator and timber flooring.

Living Room 18' 5" x 11' 0" (5.61m x 3.35m) Having coal effect gas fire with wooden surround, hearth and fireplace, two central heating radiators, timber flooring, double glazed windows and French doors to rear garden.

Study/Bedroom Four 9' 6" x 8' 3" (2.89m x 2.51m) Having central heating radiator, ceramic floor tiling and double glazed French doors to rear garden.

Kitchen 12' 8" x 6' 0" (3.86m x 1.83m) Having inset composite type sink top with fitted base units and timber work tops, built in oven with 4 ring gas hob and cooker hood. Integrated refrigerator, freezer and dishwasher, wine cooler and microwave. Plumbing for washer/dryer, range of fitted wall cupboards with concealed lighting, wine rack, cupboard housing combination boiler, ceramic wall and floor tiles. Flush ceiling spot lights, central heating radiator and double glazed window.

Downstairs Bathroom 6' 4" x 5' 8" (1.93m x 1.73m) 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, central heating radiator, flush ceiling spot lights and double glazed window.

Landing Having loft hatch for access and spot lights.

Bedroom One 18' 6" x 8' 6" (5.63m x 2.59m) Having two central heating radiators and two double glazed windows.





En-suite Shower Room 8' 9" x 5' 8" (2.66m x 1.73m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall and floor tiling, extractor fan, flush ceiling spot lights and central heating radiator.

Bedroom Two 12' 0" x 8' 3" (3.65m x 2.51m) Having storage area, central heating radiator and double glazed window.

Bedroom Three 8' 8" x 8' 4" (2.64m x 2.54m) Having central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area, feature lighting and gated side access.

Garage 16' 1" x 7' 7" (4.90m x 2.31m) Having 'Up & Over' door, light and power points.

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.

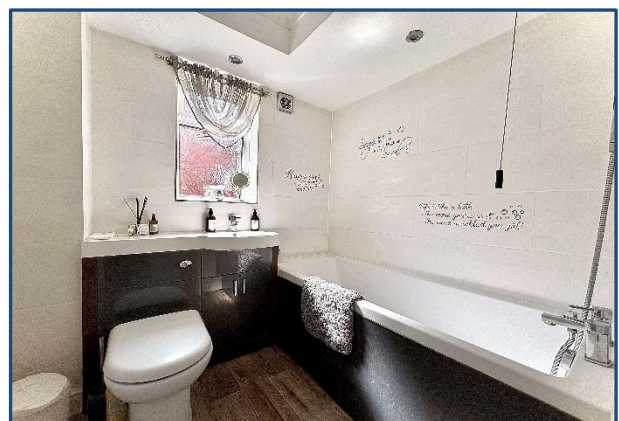
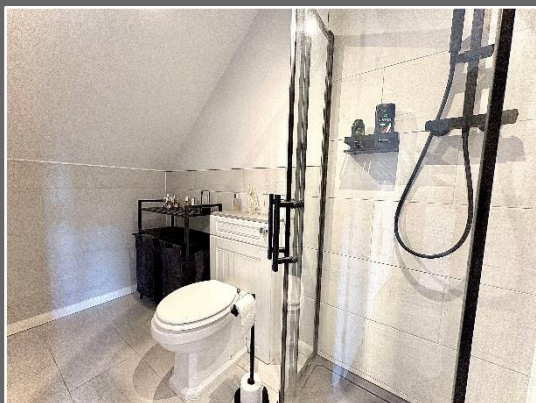
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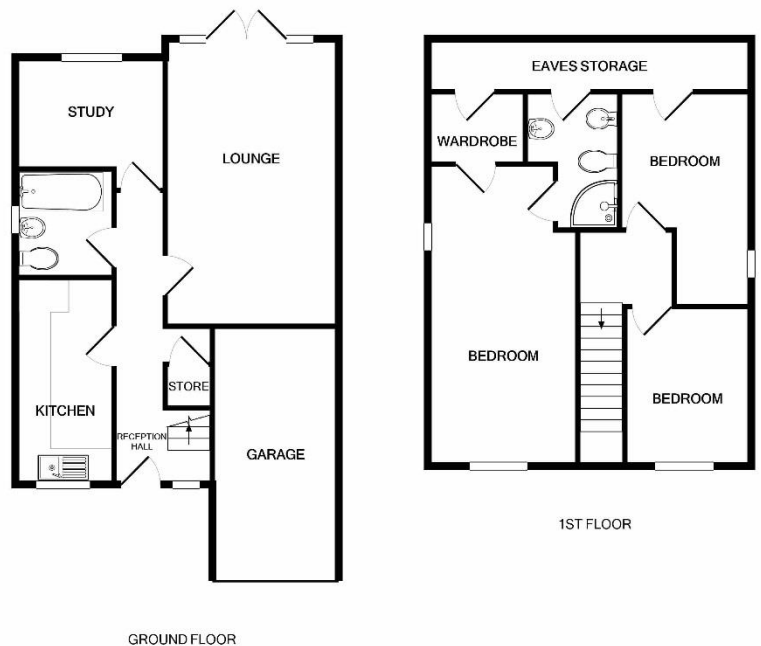
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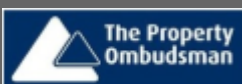


EDEN GARDENS, DY3 1EG
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SIGNED :

DATE: