



Wolverhampton Road, Sedgley
Dudley, DY3 1QR

£350,000



A well maintained and substantial detached family home with three double bedrooms offered for sale with no upward chain. Must be seen to be appreciated. A rare opportunity has arisen to acquire this substantial and character-filled detached family residence, ideally located on the highly sought-after Wolverhampton Road in Sedgley. Just a short distance from the bustling Sedgley town centre and surrounded by a range of amenities, this well-maintained property offers excellent potential for modernisation and personalisation.

The property boasts three generous double bedrooms, each showcasing beautiful original fireplaces, and a spacious layout that includes two delightful reception rooms plus a versatile third room, perfect as a, dining room, playroom or snug. The spacious fitted dining kitchen offers ample space for family living and entertaining. A modern downstairs shower room complements the accommodation, while a further first floor bathroom serves the upstairs bedrooms.

The property is enhanced by an impressive first floor landing, adding to the sense of space and grandeur throughout. Bursting with charm and original features, such as Minton floor tiles, fireplaces in all bedrooms, and even a cellar, the home retains its period character. To the rear, the private and enclosed garden is a true highlight—featuring a patio area ideal for outdoor dining, a good-size lawn area perfect for families and relaxing, and a selection of flowering shrubs that bring colour and life throughout the seasons. Uniquely, the garden also includes a well, adding a distinctive touch to this already charming outdoor space.

To the front, the property benefits from a tarmac double entrance driveway, providing ample off-road parking for numerous vehicles. Additional features include gas central heating, double glazing, and the added advantage of no upward chain, making this a smooth and attractive purchase opportunity. Early viewing is strongly recommended to appreciate the space, character, and potential this wonderful home has to offer.

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

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

Reception Hall

Living Room 15' 1" x 12' 0" (4.59m x 3.65m)

Sitting Room 14' 8" x 12' 4" (4.47m x 3.76m)

Dining Room/Playroom 15' 0" x 12' 6" (4.57m x 3.81m)

Dining Kitchen 18' 4" x 12' 2" (5.58m x 3.71m)

Cellar 11' 11" x 11' 11" (3.63m x 3.63m)

Downstairs Shower Room 8' 4" x 3' 10" (2.54m x 1.17m)





First Floor Landing

Bedroom One 12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom Two 12' 3" x 12' 0" (3.73m x 3.65m)

Bedroom Three 12' 3" x 11' 11" (3.73m x 3.63m)

Bathroom 7' 8" x 7' 3" (2.34m x 2.21m)

Rear Garden Enclosed and private. Paved patio area and lawn area.

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: 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.

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.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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.



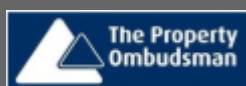
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the quality or efficiency can be given.
Made with Metropac 02/20



15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: