



**Dudley Road, Sedgley**  
Dudley, DY3 1TF

**£179,950**



This particularly delightful and extremely well presented mid terraced home is a superb example of quality and charm, offering generous accommodation ideal for first time buyers or those seeking a stylish and comfortable home in a highly regarded and convenient location.

Situated in a popular residential area, the property is within close proximity to a wide range of local amenities including shops, schools, transport links and is just a short distance from Sedgley centre, making it a perfect base for both commuting and enjoying the local lifestyle.

Upon arrival, the home immediately impresses by way of a composite front door, opening into a cosy and tastefully decorated sitting room, creating an inviting first impression. From here, the layout flows effortlessly into a homely and well proportioned living room with feature fire-place, ideal for both relaxation and entertaining. The living spaces are filled with natural light and finished with great attention to detail, reflecting the overall standard of presentation throughout the property.

The kitchen is both stylish and practical, fitted with a modern range of units and quality integrated appliances including a refrigerator, freezer, electric oven and a four ring electric hob. Further highlights and for convenience is the adjoining utility area, which provides additional storage and space for laundry appliances, as well as access to a useful ground floor WC.

To the first floor, the property continues to offer well appointed and generously sized accommodation. There are two double bedrooms, each tastefully decorated and providing ample space for furniture and storage. The stunning family bathroom is finished to a contemporary standard with modern fittings and a clean, stylish design that adds to the overall appeal of the home.

Externally, the rear of the property is a true sanctuary. A charming courtyard area immediately behind the house provides a private seating space, leading on to a breathtaking and meticulously maintained garden. This impressive outdoor space is a haven for gardening enthusiasts and those who enjoy spending time outdoors, featuring a wide variety of colourful flowers, established flowering shrubs, fruit trees, a fish pond and a lovely patio area—perfect for alfresco dining or simply relaxing in peaceful surroundings.

The property also benefits from gas central heating via a combination boiler and full uPVC double glazing, ensuring comfort and energy efficiency year-round. This is a home that has been lovingly cared for and thoughtfully improved, combining traditional charm with modern convenience. A truly special property that must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

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







**Sitting Room** 12' 5" x 11' 10" (3.78m x 3.60m)

**Living Room** 12' 6" x 12' 5" (3.81m x 3.78m)

**Kitchen** 9' 5" x 6' 11" (2.87m x 2.11m)

**Utility Area**

**Downstairs WC**

**First Floor Landing**

**Bedroom One** 12' 4" x 11' 8" (3.76m x 3.55m)

**Bedroom Two** 12' 2" x 8' 11" (3.71m x 2.72m)

**Bathroom** 9' 8" x 6' 3" (2.94m x 1.90m)

**Courtyard**

**Delightful Rear Garden**

**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: A**  
**EPC RATING: D**

**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.





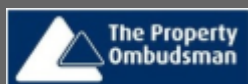


Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX.

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SIGNED : .....

DATE: .....