



Aylesford Close, Sedgley
Dudley, DY3 3QB

£350,000



An Exceptional, Extended and Simply Stunning Link-Detached Family Home in a Quiet Cul-de-Sac Setting in Sedgley. Occupying a delightful and peaceful position at the head of a quiet cul-de-sac just off the ever popular Northway in Sedgley, this truly impressive and beautifully maintained link-detached property presents an exciting opportunity to acquire a stylish, spacious and thoughtfully enhanced family home in one of the area's most sought after residential locations. Perfectly placed for access to excellent local amenities, reputable schools, scenic green spaces and convenient transport links, the property combines modern comforts with a calm and private setting that offers the very best of suburban living. Boasting outstanding kerb appeal and presented to an exceptionally high standard throughout, this much loved home has been significantly extended and improved by the current owners and now offers spacious, flexible, and tastefully appointed accommodation ideal for modern family life. The property enjoys the benefit of gas central heating, double glazing, a private driveway, a secure garage and an enclosed rear garden that provides an idyllic outdoor space perfect for relaxation or entertaining.



As you approach the property, you are greeted by a neat tarmac driveway providing ample off road parking, leading to a generous garage fitted with an electric car charger, power and lighting. A welcoming entrance porch with a composite front door and elegant ceramic tiled flooring sets the tone for what lies within, offering a stylish and practical welcome into the home. Step into the inviting reception hall, which offers access to a truly impressive 25ft lounge/dining room. This light-filled and beautifully proportioned living space features a central fire-place with contemporary surround and gas fire, creating a focal point for cosy evenings, while large sliding doors open seamlessly into the extended rear sitting room. This charming space is designed with relaxation in mind and benefits from two Velux skylights, flush ceiling spotlights and French doors that lead directly onto the rear garden, flooding the room with natural light and creating a superb connection between indoor and outdoor living.



The heart of the home is the luxurious and recently updated kitchen with dining area off, designed to an exceptional standard with no detail overlooked. Fitted with a range of high end base units and topped with polished Quartz worktops, the kitchen comes complete with integrated appliances including an induction hob with cooker hood, built-in oven and microwave, refrigerator, dishwasher, and even a built-in wine rack. Feature concealed lighting adds ambience and sophistication, making this space not only functional but also a joy to cook and entertain in. The pleasant dining area offers space for meal time. There is a useful and well organised utility room, providing additional worktop space and storage.

To the first floor, a light and airy landing gives access to three well presented bedrooms, all finished to a high decorative standard. The principal bedroom benefits from fitted wardrobes with sleek mirrored sliding doors, while the third bedroom is similarly equipped with fitted storage, making excellent use of space. A luxurious and contemporary family bathroom completes the upper floor, featuring a modern white suite, stylish ceramic wall and floor tiling, flush ceiling spotlights and quality fittings throughout.

Outside, the rear garden offers a wonderfully private and tranquil escape, thoughtfully landscaped to include a paved patio area ideal for outdoor dining and entertaining, a neatly maintained lawn and a variety of mature shrubs, flowering plants and a garden shed for additional storage. Whether enjoying a morning coffee, hosting family gatherings, or unwinding after a long day, this serene outdoor space caters to all. The attached garage, accessed via an up-and-over door, adds further practicality and storage potential and is equipped with light, power, and an electric vehicle charging point — a highly desirable addition for the modern homeowner. The property is protected by a burglar alarm system.



This outstanding home is a rare find — stylishly improved, immaculately maintained, and ideally positioned in a peaceful yet convenient part of Sedgley. Whether you're a growing family or simply seeking a turn-key home in a prime location, this property offers everything you could wish for and more. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

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

Approach By way of tarmac driveway providing off road parking.

Entrance Porch

Reception Hall

Lounge/Diner 25' 2" x 13' 8" (7.66m x 4.16m)

Sitting Room 12' 8" x 9' 5" (3.86m x 2.87m)

Kitchen 10' 9" x 7' 1" (3.27m x 2.16m)

Dining Area 11' 2" x 9' 9" (3.40m x 2.97m)

Utility 10' 10" x 5' 0" (3.30m x 1.52m)

First Floor Landing

Bedroom One 13' 9" x 10' 2" (4.19m x 3.10m)

Bedroom Two 10' 5" x 10' 2" (3.17m x 3.10m)

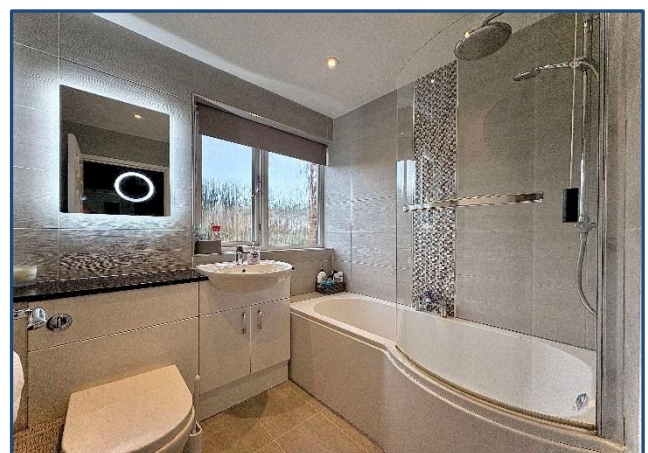
Bedroom Three 10' 0" x 6' 9" (3.05m x 2.06m)

Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)

Garage 15' 8" x 11' 2" (4.77m x 3.40m)

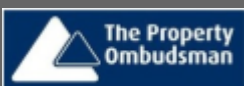
Rear Garden Enclosed and private from neighbouring properties.

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.





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DATE: