



**Whites Drive, Sedgley**  
Dudley, DY3 1JQ

**£350,000**



Tucked away in a peaceful and private position, yet conveniently close to Sedgley centre and a range of amenities including shops, well regarded schools and public transport links, this exceptional semi-detached residence presents a rare opportunity to acquire a home of outstanding quality.

This stunning property has been thoughtfully extended and maintained to a superb standard throughout, blending beautiful original features with tasteful modern enhancements to create a warm, welcoming and truly stylish family home.

The property exudes charm and character from the moment you arrive, with a traditional exterior and generous gravelled driveway providing ample off road parking, in addition to a neat fore-garden and a good size garage with power, lighting and a wall mounted combination boiler. Internally, the home is immaculately presented and offers versatile and spacious accommodation ideal for modern family living. An inviting entrance porch leads into the reception hall, which features under stairs storage and gives access to the main living areas.

The front living room is a cosy and elegant space with bay window to the front, a striking cast iron multi-fuel burner set in an exposed brick chimney breast. This flows effortlessly into a delightful dining area and on through to the show stopping 16ft Orangery – a spectacular space filled with natural light thanks to the stunning roof lantern, flush ceiling spotlights and double glazed French doors opening out onto the private rear garden. A charming breakfast area sits adjacent to the well appointed kitchen, which boasts an attractive range of fitted wall and base units, contemporary work surfaces, a ceramic sink top, integrated Neff oven and microwave plus a built-in refrigerator. A convenient ground floor WC is also located just off the kitchen, along with a side door for additional access.

Upstairs, the property continues to impress with two generously sized double bedrooms, both offering fitted wardrobes and a third single bedroom with loft access via a retractable ladder. The family bathroom is beautifully designed, featuring a freestanding bath with shower attachment, separate corner shower cubicle, stylish vanity unit with wash hand basin, low flush WC, complimentary ceramic wall tiling plus decorative floor tiling.

Externally, the rear garden is a private and tranquil haven, with a neat lawn, mature flowering shrubs and a good size paved patio area perfect for outdoor entertaining. A cold water tap adds practical convenience to this extremely well kept outdoor space.

This truly outstanding home offers an exceptional blend of character and contemporary comfort in a highly sought after location. Early internal viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

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

**Approach** By way of gravel driveway providing off road parking.

**Entrance Porch**

**Reception Hall**

**Living Room** 13' 3" x 11' 2" (4.04m x 3.40m)

**Dining Area** 13' 11" x 10' 11" (4.24m x 3.32m)

**Orangery** 16' 2" x 13' 3" (4.92m x 4.04m)







**Kitchen** 15' 8" x 9' 5" (4.77m x 2.87m)

**Breakfast Area** 9' 2" x 7' 1" (2.79m x 2.16m)

**First Floor Landing**

**Bedroom One** 13' 2" x 11' 1" (4.01m x 3.38m)

**Bedroom Two** 11' 5" x 9' 11" (3.48m x 3.02m)

**Bedroom Three** 7' 6" x 7' 0" (2.28m x 2.13m)

**Bathroom** 9' 1" x 7' 0" (2.77m x 2.13m)

**Garage** 17' 10" x 12' 7" (5.43m x 3.83m)

**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.

**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: C**  
**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.

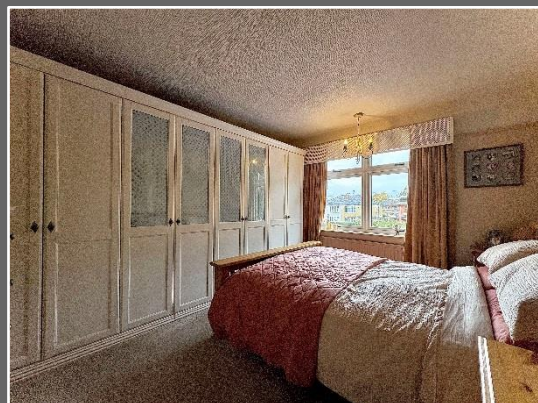
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

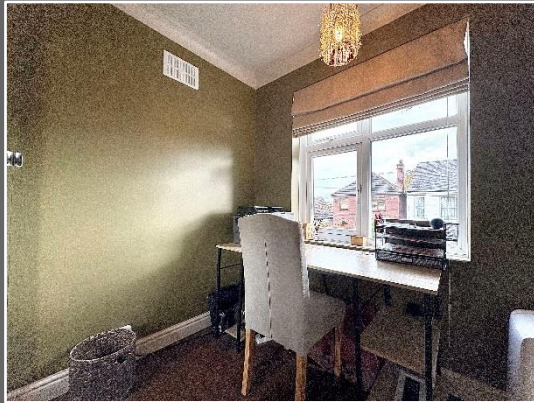
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



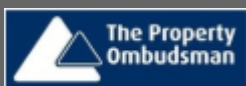




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SIGNED : .....

DATE: .....