



Larch Grove, Sedgley
Dudley, DY3 1TL

£325,000



A substantial detached family residence occupying a delightful position in a quiet cul-de-sac location in a popular residential area close to Sedgley Town centre.

This well maintained four bedroom home benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear.

The property briefly comprises: reception hall, living room, dining room plus conservatory, dining kitchen plus utility area, downstairs WC, four bedrooms, family bathroom and ensuite shower room.

Approach By way of tarmac driveway providing off road parking past lawn fore-garden.

Reception Hall Having double glazed front door, laminate flooring and central heating radiator.

WC Off: Having low flush WC, wash hand basin, ceramic wall tiling and laminate flooring.

Living Room 20' 6" x 12' 9" (6.24m x 3.88m) Having pebble effect electric fire with marble type surround, hearth and fire-place. Two wall light points, central heating radiator, double glazed bow window and double glazed sliding patio doors to conservatory.

Dining Room 11' 7" x 8' 9" (3.53m x 2.66m) Having laminate flooring, central heating radiator and double glazed window.

Dining Kitchen 12' 5" x 8' 8" (3.78m x 2.64m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops. Built-in oven with four ring gas hob and cooker hood. Integrated dishwasher, range of fitted wall cupboards, ceramic wall and floor tiles. Central heating radiator, double glazed window and archway to utility area.

Utility Having fitted work top, ceramic floor tiling, plumbing for washing machine and double glazed door to rear garden.

Conservatory 12' 1" x 11' 3" (3.68m x 3.43m) Having double glazed windows and door to rear garden, ceramic floor tiling and two wall light points.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 12' 1" x 11' 7" (3.68m x 3.53m) Having central heating radiator and double glazed window.

En-suite Shower Room Having shower cubicle with shower fitting, pedestal wash hand basin, central heating radiator and double glazed window.

Bedroom Two 13' 2" x 10' 1" (4.01m x 3.07m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 10' 2" x 10' 0" (3.10m x 3.05m) Having laminate flooring, central heating radiator and double glazed window.





Bedroom Four 8' 2" x 8' 0" (2.49m x 2.44m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 9' 4" x 4' 8" (2.84m x 1.42m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs and gated side access.

Garage 34' 9" x 8' 3" (10.58m x 2.51m) Having 'Up & Over' door, double glazed window, door to rear garden, light and power points.

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.

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.

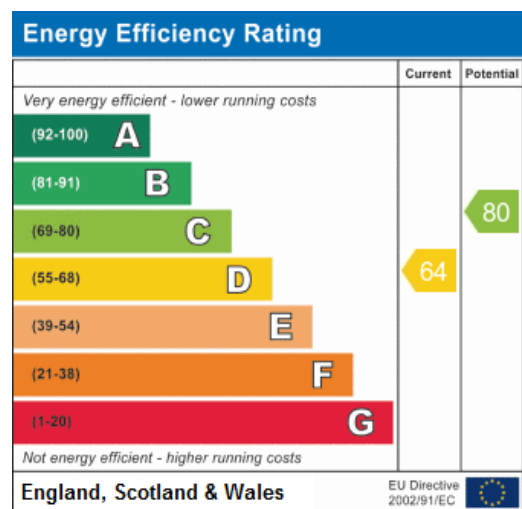
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Where every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The contents, systems and appliances shown here are not to be relied upon and are shown as they are. No liability is accepted for any error, omission or inaccuracy. Made with Floorplan 1.0.0.0

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

