



Bartlams

77 Gospel End Road, Sedgley, DY3 3LY



Offers Around £595,000

A characteristic detached residence occupying a particularly delightful corner position in a highly sought after residential area a short distance from a range of amenities and the popular Baggeridge Nature Reserve and Park. This unique opportunity has been well maintained throughout and is presented to a particularly high standard, improved to provide excellent family accommodation. This distinctive and elegant three/four bedroom home benefits from a welcoming reception hall with traditional Minton style floor tiling, a homely living room with patio doors out plus sitting room, an impressive dining kitchen with centre island and integrated appliances with useful utility area off, stylish downstairs shower room and first floor family bathroom. There are three first floor bedrooms with stairs leading to the loft room/bedroom four. Further noteworthy features to this outstanding property include a balcony off bedroom number one providing a refreshing view over the private rear garden which offers a patio area ideal for entertaining, neat lawn area and carport accessed by way of a bespoke sliding gateway. There is off road parking to the side of the property for numerous vehicles plus a double garage. The property is centrally heated and double glazed (where specified). Interior viewing is highly recommended. Council Tax Band F. Energy Rating D. Tenure FREEHOLD.

- TRADITIONAL MINTON STYLE FLOOR TILING
- ELEGANT THREE/FOUR BEDROOM HOME
- IMPRESSIVE DINING KITCHEN WITH CENTRE ISLAND
 - BALCONY OFF MASTER BEDROOM
 - DOUBLE GARAGE FOR NUMEROUS VEHICLES
- STYLISH DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR FAMILY BATHROOM



Freehold
COUNCIL TAX BAND - F
EPC RATING - D

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 contact 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.

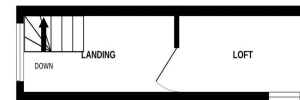
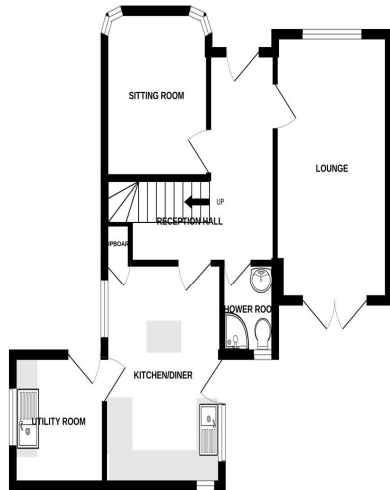
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

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