



Bartlams

52 Bath Street, Sedgley, DY3 1LT



£350,000

****NO UPWARD CHAIN**** Bartlams are proud to present a characterful and impressively extended three bedroom detached home with a ton of future potential, ideal for a family of any size, situated in a pleasant position off Gorge Road and located conveniently for local amenities and public transport links. The ground floor layout features a convenient porch leading into a welcoming entrance hall that leads to several rooms including access to the garage, with a lounge showcasing a charming bay window. The second reception room seamlessly connects into an open-plan living room and diner, as a result of a rear extension. At the end of the hall is a spacious fitted kitchen equipped with wall and base units, including a sink with drainer and electric hobs. Through the kitchen is a beautifully light conservatory offering a lovely view of the garden, adding to the overall natural light of the floor. To complete the ground floor is a 16ft in length garage that can be accessed from the front, hallway or rear garden, providing a fantastic space for storage. Ascending to the first floor, you'll find three generously proportioned bedrooms. The principal bedroom, positioned to the front, benefits a characterful bay window, lending a touch of charm to the space. The second bedroom, located to the rear, offers ample space and a view of the garden. The third and final bedroom, also positioned to the front, provides plenty of room to accommodate various needs such as a small bedroom or a handy office space. Rounding out the floor is a family bathroom featuring a walk-in shower, bath, WC, and wash hand basin, ensuring both convenience and comfort. The exterior of the property presents a spacious driveway and an established front garden, guiding visitors to the front porch door and garage entrance. Side access leads to the expansive rear garden, also accessible from both the conservatory and the garage. This delightful outdoor space offers ample room for large sheds or workshops, complemented by a sizable lawn area and handy patio spaces, ideal for relaxation and entertaining friends and family. A viewing appointment is highly recommended to truly appreciate this gem! Call our local team now! We are advised by our client that this property is Freehold, Council Tax Band - C, EPC - D.

- NO UPWARD CHAIN.
- CHARACTERFUL THREE BEDROOM DETACHED HOME.
 - EXTENDED TO THE REAR.
 - OFF ROAD PARKING.
 - 16FT IN LENGTH GARAGE.
- CONVENIENT FOR PUBLIC TRANSPORT LINKS.
 - LOCAL AMENITIES NEARBY.
- FREEHOLD. COUNCIL TAX BAND - C. EPC - D.

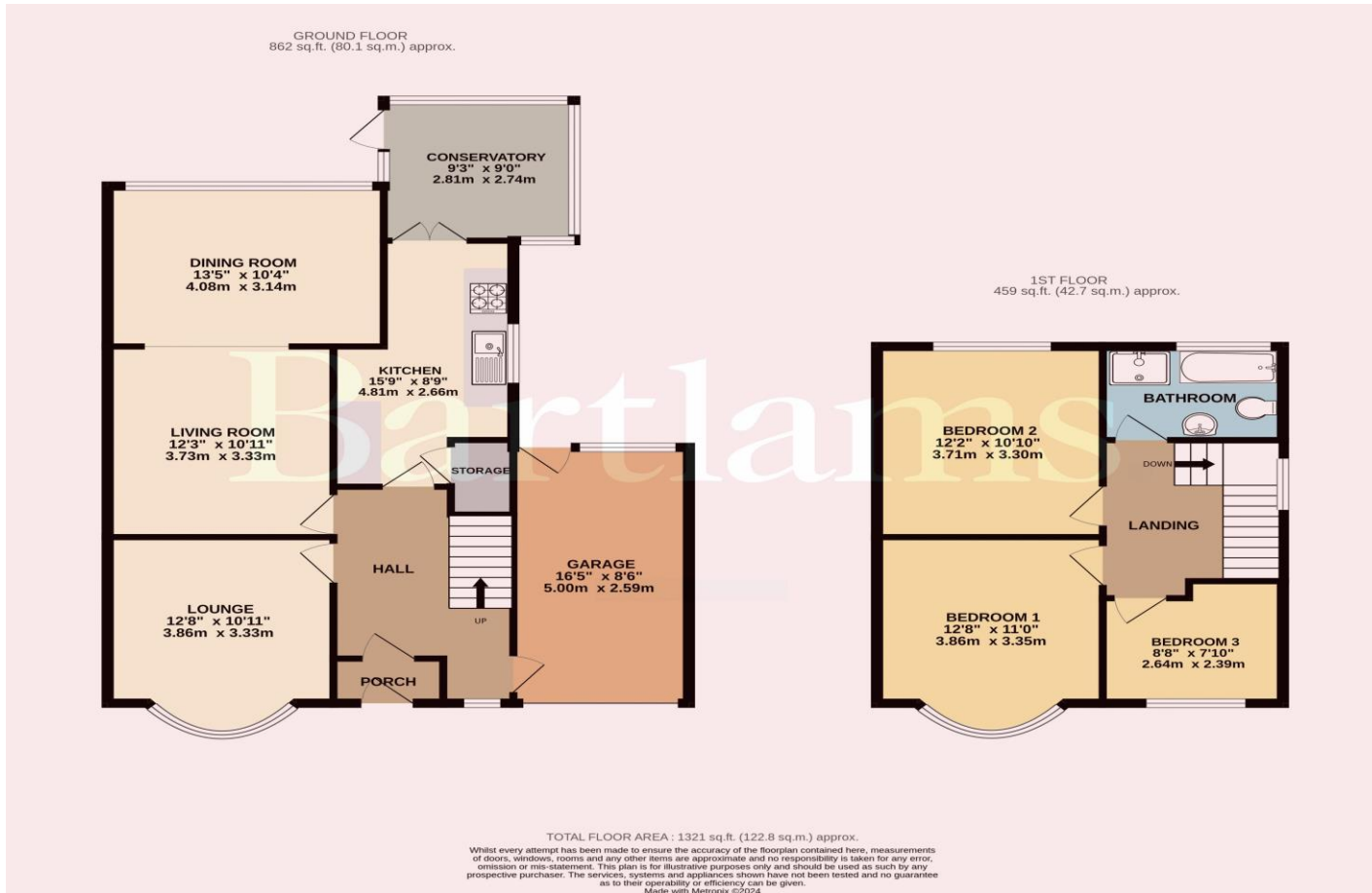


Freehold
COUNCIL TAX BAND - C
EPC RATING - D

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.

Bartlams



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

SIGNED:

DATE:

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