



Bartlams

60 Sandyfields Road, Sedgley, DY3 3LB



£350,000

****NO UPWARD CHAIN**** Presenting an exceedingly spacious three-bedroom detached family home. This property occupies an established residential position of popularity on the outskirts of Sedgley near Baggeridge Country Park, yet handy for all nearby amenities and local schooling, in particular, Cotwall End Primary School that's just a short walk away. The property sits behind a large private driveway, allowing plenty of parking for multiple vehicles, leading to the front porch, garage, and convenient side access to the rear garden. Once inside, you are greeted by a spacious entrance hall leading to the living room, kitchen, and stairs to the first floor. The living room features a window overlooking the drive, a feature fireplace with decorative surround, and sliding doors to the dining room. The dining room offers a convenient meal setting located adjacent to the kitchen and further leads onto the conservatory, allowing plenty of natural light into the room. The conservatory creates a peaceful sitting area with French doors out to the garden, ideal for entertaining guests on a warm summer's day. Towards the end of the hall is the kitchen, fitted with a wide range of wall and base units and laminate worktops over, one and a half sink and drainer, integrated oven and microwave, gas hobs, and a window out to the rear garden. Off the kitchen is a handy utility room fitted with more units to match the kitchen with a stainless steel sink and drainer, providing plenty of space for a washing machine, dryer, and other appliances if you wish. The utility presents an always useful downstairs WC and the location of the boiler. Completing the ground floor is a 15ft x 9ft garage accessed from the utility and front drive, showcasing a fantastic amount of space for storage. Head upstairs, and you will find a spacious landing with an above-stair airing cupboard, three well-proportioned bedrooms, and a large family shower room. The principal bedroom is positioned to the rear of the floor, with a large amount of fitted wardrobe space and spectacular far-reaching views. The second bedroom is towards the front with a window overlooking the front elevation and offers plenty of extra room for storage. The third and final bedroom is larger than average, currently being displayed as an office space but would make a fantastic-sized third bedroom if desired. Completing the interior of this home is a generously proportioned shower room featuring a large enclosed corner shower, WC, wash hand basin, and a window to the rear and side. The rear of this home complements the interior wonderfully with a well-established lawned garden with a patio area in front of the kitchen, making for an idyllic setting to relax in. To the rear of the garden is a gravel and patio area, offering space for a shed and greenhouse for handy garden tool storage and those with a green thumb. Call our local Wombourne office to view this spectacular three-bedroom detached!

We are advised by our client that this property is: Freehold, Council Tax Band - E, EPC - D

- NO UPWARD CHAIN.
- BEAUTIFUL FAR REACHING VIEWS TO REAR.
- SOUGHT AFTER RESIDENTIAL ADDRESS.
- WALKING DISTANCE TO COTWALL END PRIMARY SCHOOL.
- OFF ROAD PARKING.
- THREE BEDROOMS.
- TWO RECEPTION ROOMS.
- FREEHOLD. COUNCIL TAX BAND - E. EPC - D.

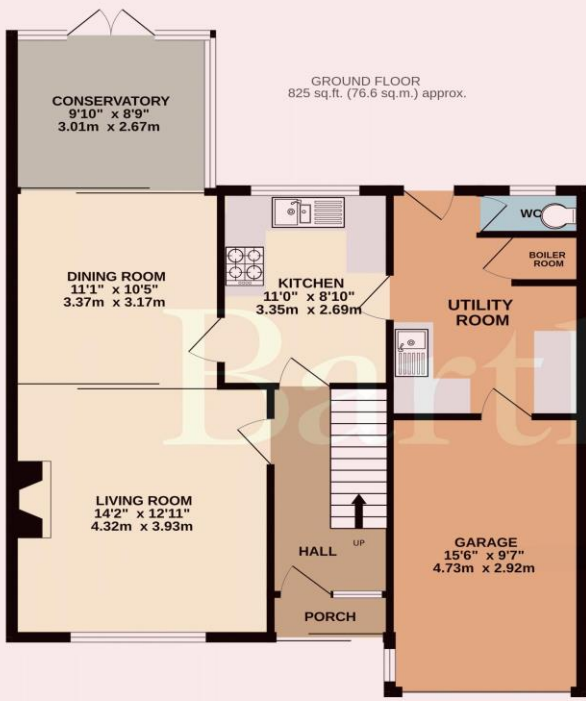


Freehold
COUNCIL TAX BAND - E
EPC RATING - D

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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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TOTAL FLOOR AREA: 1319 sq.ft. (122.5 sq.m.) approx.

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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