



Connells

Greenfield View
Sedgley Dudley



Property Description

An exclusive chance to acquire a distinctive semi-detached residence located in the highly desirable Brownsall Estate in Sedgley. Renovated to a superior standard with meticulous attention to detail, this property offers ample and adaptable living spaces as well as entertainment areas suitable for larger families. It boasts a detached outbuilding fully equipped for home office use, a spacious corner plot garden, and distant views overlooking the Baggeridge Village green belt land at the rear.

Entrance Hall

Double glazed door to front elevation, central heating radiator, stairs to first floor.

Lounge

14' 2" x 13' (4.32m x 3.96m)

Double glazed window to front elevation, central heating radiator, Log burner with brick built feature surround & wooden sleeper feature .

Kitchen

31' 3" x 10' 4" (9.53m x 3.15m)

Kitchen area to include a range of wall and base unit with solid wood work tops over, tiling to splash back, porcelain sink and drainer unit with mixer tap over, feature breakfast island, plumbing for dishwasher, integrated electric oven & electric hob with extractor over, integrated microwave.

Seating area having double glaze patio doors leading to garden, vertical central heating radiator, carpet.

Conservatory

9' 6" x 7' 9" (2.90m x 2.36m)

Double glazed windows to rear and side elevation, central heating radiator.

Utility

Irregular Shaped Room 14' 10" max x 14' 10" max (4.52m max x 4.52m)

Fitted wall and base units with work surfaces over, tiling to splash back, mixer tap & electric shower unit over, fitted storage cupboards, double glazed doors to front and rear.

Cloakroom

Low level WC, tiling

Garage / Spare Room

15' x 6' 8" (4.57m x 2.03m)

Double glazed window to rear elevation

First Floor

Landing

Double glazed window to side elevation, loft access

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Double glazed window to front elevation, central heating radiator, fitted wardrobes.

Bedroom Three

9' 8" x 8' 3" (2.95m x 2.51m)

Double glazed window to side elevation, central heating radiator

Shower Room

Walk in shower with mains shower, his and hers wash hand basins with taps over and feature vanity unit, low level WC, tiling, double glazed window to rear elevation.

Detached Outbuilding / Office

15' 4" x 9' 5" (4.67m x 2.87m)

power, light and WIFI connection

Bar Room

7' 8" x 6' (2.34m x 1.83m)

power & light

Summer House/ Gym

18' x 7' 7" (5.49m x 2.31m)

with power

Outside

To the front of the property concrete print driveway giving ample off road parking.

Tired landscaped rear garden having decking seating area, lawned area with various shrubs and borders, further garden area with gravel & wood chipping detail, shrubs and borders, storage shed, and stunning distant views looking over fields.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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