



Hickmerelands Lane, Sedgley, DY3

Occupying an elevated position enjoying a lovely, wooded aspect to the front elevation this well maintained traditional semi detached property provides a good choice of living accommodation on both floors and is not only convenient for Sedgley Village, but the locally known Northway Park is only a short distance away, providing large open spaces for a raft of recreational activities.

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Key Features

- Entrance hall
- Good size sitting room
- Extended breakfast kitchen
- Separate dining room
- Choice of three good sized bedrooms
- Family bathroom and shower
- Front and rear gardens

Contact Us

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Ground Floor

Canopy porch.

Entrance hall with ceramic tile flooring.

Sitting room with a lovely wooded aspect, double glazed window, feature Victorian style fireplace with ornate tiled inlays, fitted gas coal effect fire and marble hearth and ceramic tile flooring.

Extended breakfast kitchen having matching suite of units comprising of stainless steel single drainer sink unit, range of cupboards with matching worktops with tiled splashbacks, feature brick fireplace with cast iron wood burner servicing both kitchen and dining room and good sized pantry stores and having part quarry tiled flooring.

The secondary part of the kitchen enjoys a most useful island unit with fitted breakfast bar, fitted worktop with cooker recess and extractor over, plumbing for automatic washing machine, tiled splash backs and access to both front and rear elevations.

There is also a most useful fitted **cloakroom**.

Dining room which has a double glazed door into the rear garden.



Outside

The property is approached via a series of steps leading to a front garden which is not overlooked. To the rear is the main garden, which has been tiered and enjoys a decked patio area, pergola sun terrace and astro turf. There is also a log store and shed, steps then rise to a further decked entertainment area and lawn, altogether creating the most pleasant setting.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

First Floor

Stairs lead from the **entrance hall** to the **first floor landing**, which has double glazed window, airing cupboard and access to the loft via a loft ladder.

Bedroom one which has a double glazed window and built in wardrobes.

Bedroom two which has a double glazed window with a pleasant wooded aspect.

Bedroom three which has a double glazed window with a pleasant wooded aspect.

Family bathroom which has a panel bath with shower and screen, vanity unit, low flush WC, heated towel rail, tiled walls and floor and boiler cupboard housing the Worcester Bosch gas central heating boiler.



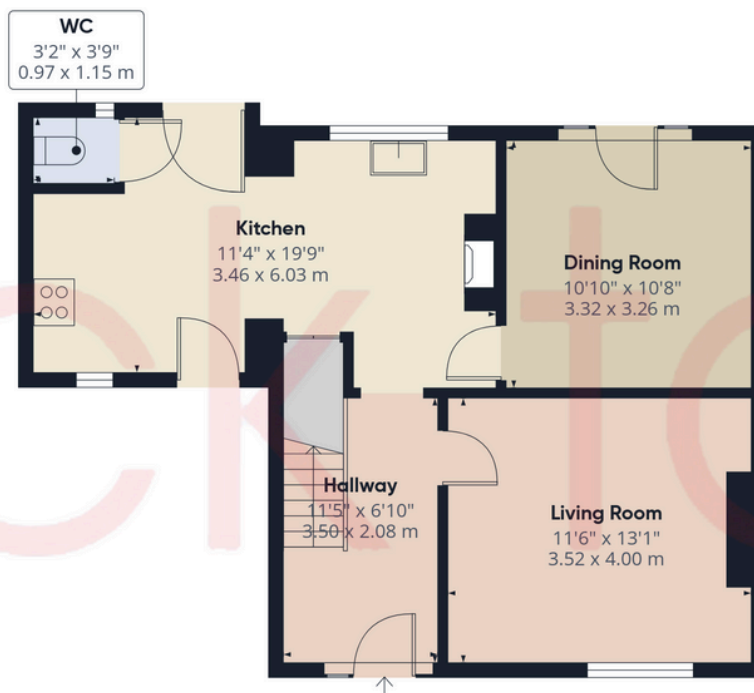
EPC: TBC

Tenure – we are advised the property is Freehold.
Services – we are advised all mains services are connected.

Council Tax – **Band B** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

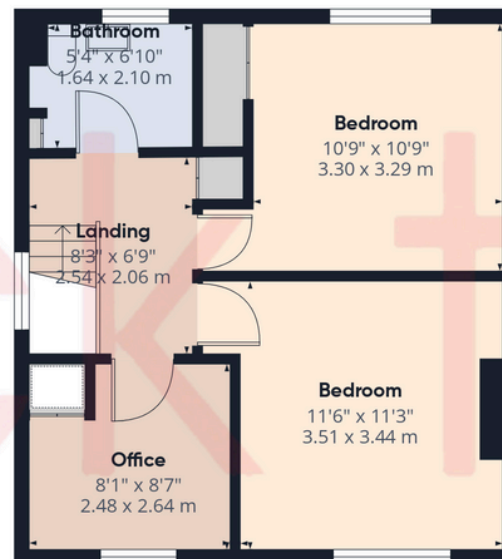
Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including



Ground Floor

Approximate total area⁽¹⁾
978 ft²
90.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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