



3 Eastleigh,
Sedgley,
Dudley,
DY3 3PE

nick tart

Key Features

- Closed reception porch
- Entrance hall
- Through lounge & dining area
- Double glazed conservatory with heating
- Fully fitted kitchen
- Separate fitted utility & cloakroom
- Choice of three double bedrooms with master bedroom having an ensuite bathroom and a separate fourth bedroom
- Family bathroom
- Ample off-road parking
- Extra wide garage
- Enclosed rear garden



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Situated on the fringe of Sedgley village with its excellent range of shops, schools and public transport services and a recently opened ALDI supermarket. The property itself is only a short distance from countryside walks and major roads providing access to principal cities and towns. The gas centrally heated and double-glazed interior compromises of...

Ground Floor

Enclosed **reception porch** with tiled floor.

Entrance hall with coved ceiling.

Through **lounge and dining area**.

Lounge with walk-in double glazed bay windows and coved ceiling.

Dining area having feature inset living flame gas log effect electric fire, double doors leading into the...

Double glazed **conservatory** with heating.

Directly off the entrance hall is the fully fitted **kitchen** having matching suite of high gloss units comprising of composite single drainer sink unit, range of cupboards with matching worktops, incorporating split level built in Hotpoint electric double oven and AEG gas hob with extractor over, tiled splashbacks, integrated AEG dishwasher and fridge, range of wall cabinets, double glazed window, laminate flooring, coved ceiling and access into the **extra wide garage**.

Directly off the garage is a separate **utility** having worktop with composite single drainer sink unit, tile splashbacks, plumbing for automatic washing machine and space for tumble dryer, range of high gloss wall cabinets, sealed Worcester combination boiler and access into the rear garden.

There is also a separate **fitted cloakroom**.



Outside

The property is approached via a block paved Herringbone **driveway** providing ample off-road parking. The **rear garden** is enclosed and enjoys a paved patio with a small step leading to the main lawn surrounded by a variety of shrubs and trees and a rear decked sun terrace.

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.

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First Floor

Stairs lead from the entrance hall to the galleried **landing**.

Master suite having double bedroom with fitted sliding wardrobes, large **ensuite bathroom** with panel bath, separate shower cubicle, vanity unit, close coupled WC, laminate flooring, part tiled walls and linen cupboard.

Bedroom with double glazed window.

Bedroom with walk-in double glazed window.

Bedroom with double glazed window.

Family bathroom having panel bath with electric shower, pedestal wash hand basin, close coupled WC, tiled walls and floor.



EPC: C70

Tenure – we are advised the property is Freehold.

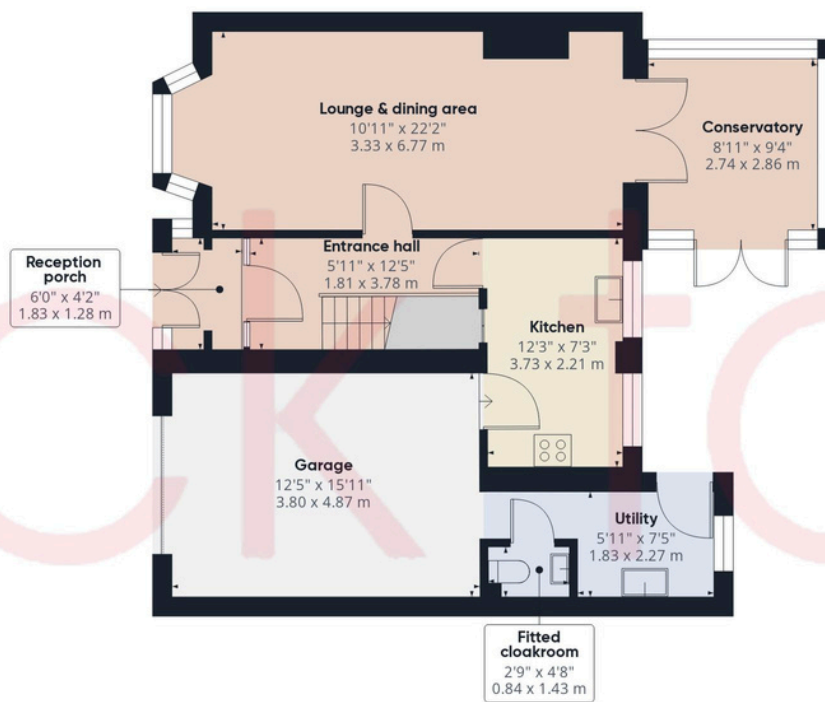
Services – we are advised all mains services are connected.

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

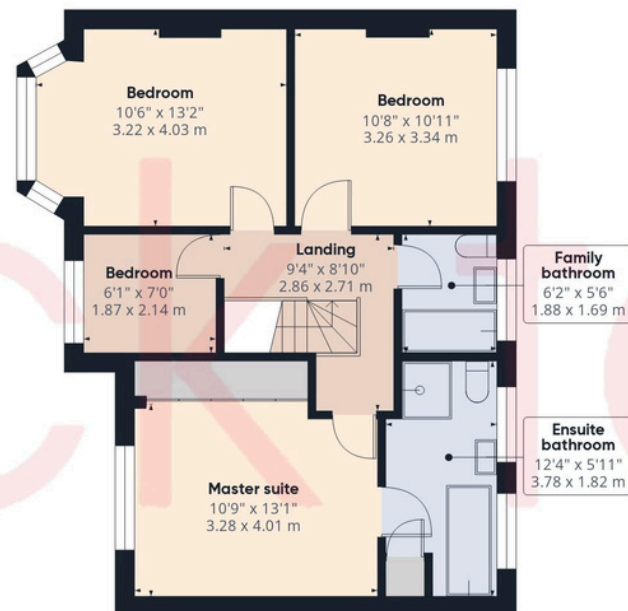
Important

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 Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1409 ft²

131.1 m²

(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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