

# Property details approval form

8 St. Marys Close, Sedgley, West Midlands, England, DY3 1LD

**Date:** 09 January 2026

**Property Ref and Version:** DIG113129 - 0009

**Connells**

## Selling your home with us!

### O Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Room Description
2. Key Features	6. Directions
3. Short Description	7. Property Images
4. Long Description	8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## O Price

offers in the region of £525,000

Tenure: Freehold

## O Key Features

- > Energy Rating: B
- > DOWNSTAIRS UNDER FLOOR GAS HEATING + NEST CONTROLLED CENTRAL HEATING UPSTAIRS
- > ELECTRIC GARAGE DOOR WITH ACCESS FROM FRONT OR REAR + EXTERNAL POWER SOCKETS
- > FULLY FITTED KITCHEN WITH BUILT IN APPLIANCES DESIGNED SPECIFICALLY FOR MODERN LUXURY LIVING
- > PARTIALLY BORDED LOFT WITH POTENTIAL TO CONVERT + SECURE HOUSE ALARM
- > WINE COOLER + SPOTLIGHTS UNDER ALL KITCHEN CUPBOARDS + EXTERNAL POWER SOCKETS
- > CUL-DE-SAC LOCATION + EV CHARGING POINT + SOUTH FACING GARDEN WITH OUTDOOR TAP
- > SOUGHT AFTER SEDGLEY LOCATION JUST OFF GORGE ROAD
- > WALKING DISTANCE TO SEDGLEY TOWN CENTRE + SHORT DISTANCE FROM BAGGERIDGE COUNTRY PARK

## O Short Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact

## O Long Description

Keanu Griffiths from Connells is pleased to present this four bedroom detached property with separate garage. This property comprises of three/four car driveway, generous living room, fully fitted kitchen diner with breakfast bar in the centre and patio doors leading to garden, downstairs w/c, utility room and four double bedrooms, one including an en-suite. There is also loft space which has the potential to be converted into a living loft room. The rear garden is situated nicely behind Hurst Hill Woods and is a mixture of hard landscaping and artificial grass, suitable for both pets and children.

## O Directions

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## ○ Agents Note

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

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## ○ Room Description

**Entrance Hall**

**Living Room**

18' 3" x 10' 11" ( 5.56m x 3.33m )

**Kitchen**

31' x 10' 11" ( 9.45m x 3.33m )

**Utility Room**

4' 9" x 2' 11" ( 1.45m x 0.89m )

**Bathroom**

9' 8" x 8' 2" ( 2.95m x 2.49m )

**Bedroom One**

21' x 10' 10" ( 6.40m x 3.30m )

**En-Suite**

8' x 6' 11" ( 2.44m x 2.11m )

**Bedroom Two**

15' 8" x 10' 6" ( 4.78m x 3.20m )

**Bedroom Three**

11' 6" x 8' 6" ( 3.51m x 2.59m )

**Bedroom Four**

11' 2" x 9' 4" ( 3.40m x 2.84m )

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## ○ Room Description

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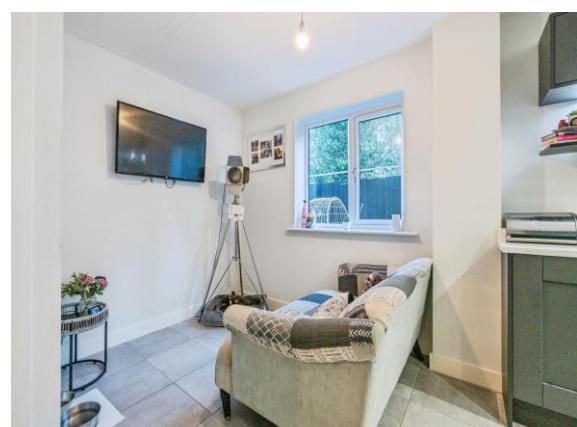
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## ○ Property Images



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## ○ Floor Plan



Total floor area 144.9 m<sup>2</sup> (1,559 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

## ○ Approval

### Signature

### Date

Keanu Griffiths		
Mr C. Grierson		