



**37 SEDGLEY ROAD**  
**WOLVERHAMPTON, WV4 5LD**

**OFFERS IN THE REGION OF £395,000**  
**FREEHOLD**

Detached home in a highly sought after location on the fringes of picturesque Penn Common, a short walk from renowned St. Bartholomew's Primary School and numerous countryside walks. Having been extended over the years, the versatile accommodation comprises reception hall, ground floor w.c, spacious through lounge/diner, breakfast kitchen, utility, four bedrooms, bathroom, additional first floor living room/kitchen and shower room. There is a driveway providing off road parking, garage and a pleasant rear garden backing onto fields and offering delightful countryside views.



# 37 SEDGLEY ROAD

- 360 TOUR • LOCATED ON FRINGES OF PENN COMMON • COUNTRYSIDE VIEWS • FOUR BEDROOMS • ADDITIONAL 1ST FLOOR LOUNGE/KITCHEN • THROUGH LOUNGE/DINER • DINING KITCHEN • UTILITY



## APPROACH

The property is approached via a driveway providing off road parking and access to the entrance porch and garage. A gated side passage provides access to the rear.

## ENTRANCE PORCH

Tiled floor, part glazed door into reception hall.

## RECEPTION HALL

Staircase to the first floor landing.

## GUEST CLOAKROOM

Low level w.c. and wash hand basin.

## THROUGH LOUNGE/DINER

## DINING AREA

Double glazed bay window to the front, radiator.

## LOUNGE AREA

Double glazed sliding patio door to the rear and feature fireplace.

## DINING KITCHEN

Double glazed window to the rear, radiator, window to the side and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap.

There is a built in double oven, four ring gas hob and integrated dishwasher. A part glazed door leads to the side lobby/utility.

## SIDE LOBBY/UTILITY ROOM

Wash hand basin, plumbing for a washing machine, doors to the garage and rear garden.

## FIRST FLOOR LANDING

Loft access hatch with drop down ladder to a boarded loft room which has two skylight windows and a drop down ladder.

## BEDROOM ONE

Double glazed bay window to the front, radiator, fitted double wardrobes.

## BEDROOM TWO

Double glazed window to the rear, radiator.

## BEDROOM THREE

Double glazed window to the front and radiator.

## BATHROOM

Tiled walls, radiator and suite comprising pedestal wash hand basin, low level w.c. and panelled bath.

## 1ST FLOOR LOUNGE/KITCHENETTE

Previously used as a self contained "granny annexe", there is a living room with kitchenette which has double glazed windows to the front and side. Doors lead off to a shower room and bedroom four.

## BEDROOM FOUR

Double glazed window to the rear, built in wardrobes

## SHOWER ROOM

Shower enclosure, wash hand basin and low level w.c.

## REAR GARDEN

To the rear of the property is a lawned garden backing onto open fields and offering delightful countryside views.

## **GARAGE**

Up and over door to the front and doorway to the utility room.

## **TENURE**

The property is freehold.

## **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

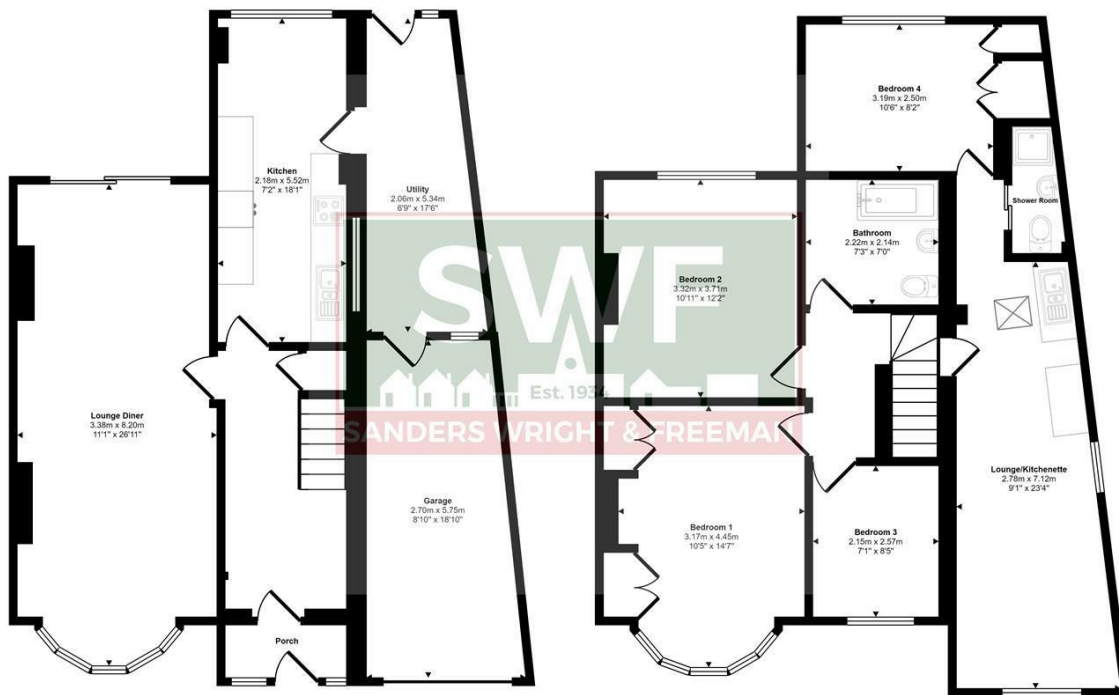
## **COUNCIL TAX**

South Staffordshire Council - Tax Band F

## **37 SEDGLEY ROAD**



Approx Gross Internal Area  
154 sq m / 1662 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
13 Waterloo Road  
Wolverhampton  
West Midlands  
WV1 4DJ

01902 575555  
enquiries@swfestateagents.co.uk  
www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements