



12 GREENWAY

DUDLEY, DY3 1PG

£240,000
FREEHOLD

Three bedroom semi-detached home situated in an extremely popular location close to Sedgley Town Centre. The property has been finished to a high standard throughout and offers both spacious and well presented accommodation comprising entrance hall, living room, re-fitted dining kitchen, ground floor w.c, three bedrooms, re-fitted shower room and a pleasant enclosed garden to the rear. EPC D



12 GREENWAY

- Well Presented Three Bedroom Semi-Detached Home
- Extremely Popular Location
- Tastefully Improved By Current Owner
- Three Generous Bedrooms
- Re-Fitted Dining Kitchen
- Ground Floor W.C
- Large Driveway To Front
- Pleasant Enclosed Rear Garden



Three bedroom semi-detached home situated in an extremely popular location close to Sedgley Town Centre. The property has been finished to a high standard throughout and offers both spacious and well presented accommodation comprising entrance hall, living room, re-fitted dining kitchen, ground floor w.c, three bedrooms, re-fitted shower room and a pleasant enclosed garden to the rear. EPC D

APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the living room, re-fitted dining kitchen and ground floor w.c.

LIVING ROOM

Double glazed window to the front and radiator.

RE-FITTED DINING KITCHEN

A particular feature of the property is the re-fitted dining kitchen which has been finished to a high specification. There are double glazed bi fold doors to the rear, double glazed window to the rear, radiator and a range of fitted wall, drawer and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap, 4 ring electric hob, built in electric oven, built in microwave and space for both an American style fridge freezer and plumbing for a washing machine. There is a fitted island with integrated pop up socket with phone charging function and a further fitted work surface with base units below. A door to the side provides access to the rear.

GROUND FLOOR W.C

Double glazed obscure window to the side, vertical radiator, part tiled walls, low level w.c and wash hand basin with vanity unit beneath.

FIRST FLOOR LANDING

Double glazed obscure window to the side and doors to:

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the rear.

BEDROOM THREE

Double glazed window to the rear and radiator.

RE-FITTED SHOWER ROOM

Double glazed obscure window to the rear, tiled walls, tiled floor, towel rail, electric mirror and contemporary suite comprising close coupled w.c, wash hand basin with vanity units beneath and corner shower enclosure.

GARDEN

To the rear of the property is a good size garden with a paved patio area and lawn beyond with a raised decked seating area. A side gate provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

PARKING

Driveway to the front.

TENURE Freehold

The property is freehold.

SERVICES

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

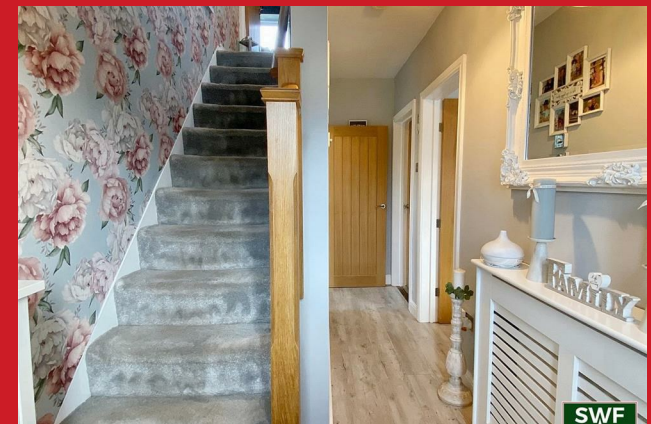
BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

12 GREENWAY





12 GREENWAY

ADDITIONAL INFORMATION

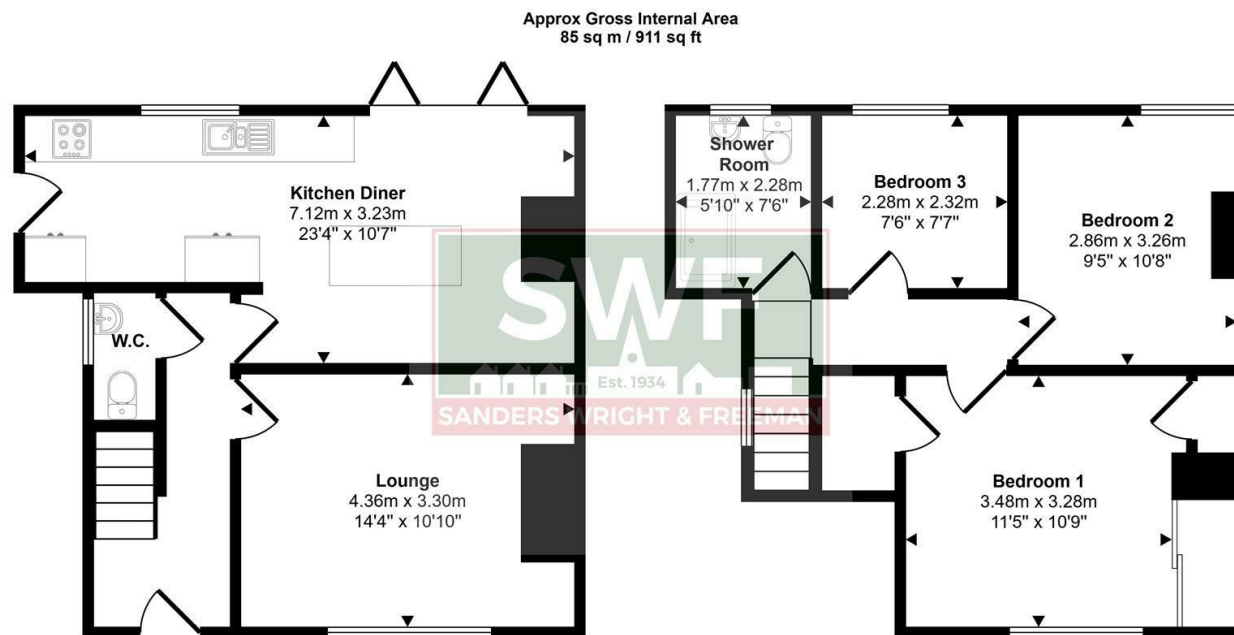
Local Authority – Dudley

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold

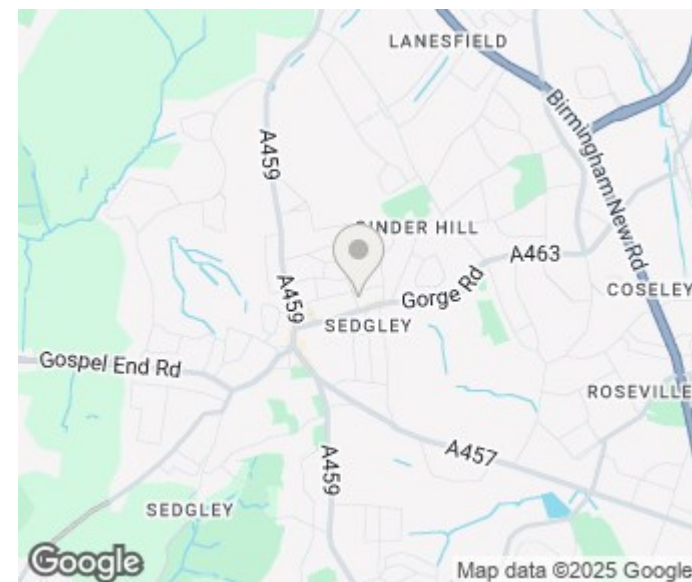




Ground Floor
Approx 44 sq m / 472 sq ft

First Floor
Approx 41 sq m / 439 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

01902575555
enquiries@swfestateagents.co.uk
<https://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