



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

59 Gospel End Road
Sedgley

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

59 Gospel End Road, Sedgley, Dudley, DY3 3LY

An individual and attractive 2 Bedroom Detached bungalow located along a popular Sedgley address. This extended and deceptive property stands back from the road beyond a sweeping driveway and offers spacious and versatile accommodation throughout. To the rear of the property, there is a generous Conservatory that enjoys views overlooking the private and south facing rear Garden. Further to this, there is a Utility room with wc and tandem Garage, which could be altered to create a spacious open-plan Kitchen/Diner if desired. The property is stood on a generous plot close to public transport links and is a short walk from a wealth of amenities in Sedgley village. With gas central heating, UPVC double glazing throughout and being available with no upward chain, this makes an ideal property for those looking to 'downsize'!

Accommodation briefly comprises; Porch, Reception Hallway, Lounge with bay window, Bedroom 1, Bedroom 2, Bathroom, Sitting room, Kitchen, Conservatory, Utility with wc off, tandem Garage and extensive rear Garden.

OVERALL A QUALITY AND SPACIOUS PROPERTY WITH VERSATILE LAYOUT THAT OFFERS SCOPE FOR FURTHER MODIFICATION IF REQUIRED.



On approach, you are greeted by a sweeping tarmac driveway set beyond a brick wall with decorative wrought iron fencing. In addition, there is an extensive lawned area with decorative borders. On entrance to the property, there is a UPVC front door leading into the Porch, where a further door leads into the inviting Reception Hallway. The Hallway has doors leading to;

The generous Lounge has a feature bay window and gas fire with brick surround. To the rear of the property, there is a Sitting room that has sliding doors into the Conservatory, a gas fire with feature brick surround and a further door leads into the Kitchen. The Kitchen is fitted with a range of units with laminate worktops that incorporate an inset 1.5 bowl sink and drainer, and there is space for a cooker and fridge/freezer. A door from the Kitchen leads into the Conservatory.

The Conservatory is of UPVC double glazed surround. There are two sets of French doors that lead out to the pleasant rear Garden, and a further internal door leads through to the Utility.

The Utility room has a range of units with laminate worktops incorporating an inset 1.5 bowl sink and drainer and there is space beneath for a washing machine and dishwasher. Further to this, the Utility houses the 'Biasi' gas central heating boiler, there is a useful wc off and a door through to the Garage.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

We don't sell houses
we sell **homes.**



RICS

the mark of
property
professionalism
worldwide

The tandem Garage has an up and over door to the front, power points and lighting.

There are two double Bedrooms at the property. The Master is located to the front and enjoys a feature bay window. The second Bedroom is located to the rear and benefits from pleasant views overlooking the rear Garden. The Bathroom is fitted with a traditional white suite comprising; wc, basin unit with storage beneath and 'P' shaped bath with shower over. The Bathroom also houses the loft hatch access which has a pull down ladder and is partially boarded.

Externally, the extensive rear Garden enjoys a bright south facing aspect. There is a spacious paved patio area with shallow steps leading to a vast lawned area. Throughout the garden, there are an array of mature shrubs and trees. In addition, there is an outside tap, power points, lighting and useful gated side access.

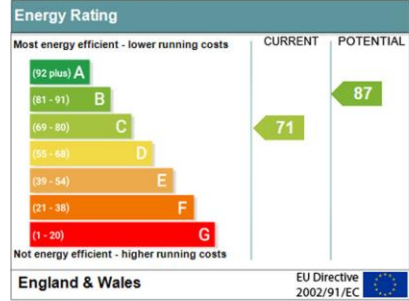
The
LEE, SHAW
Partnership

VALUE. SELL. LET.

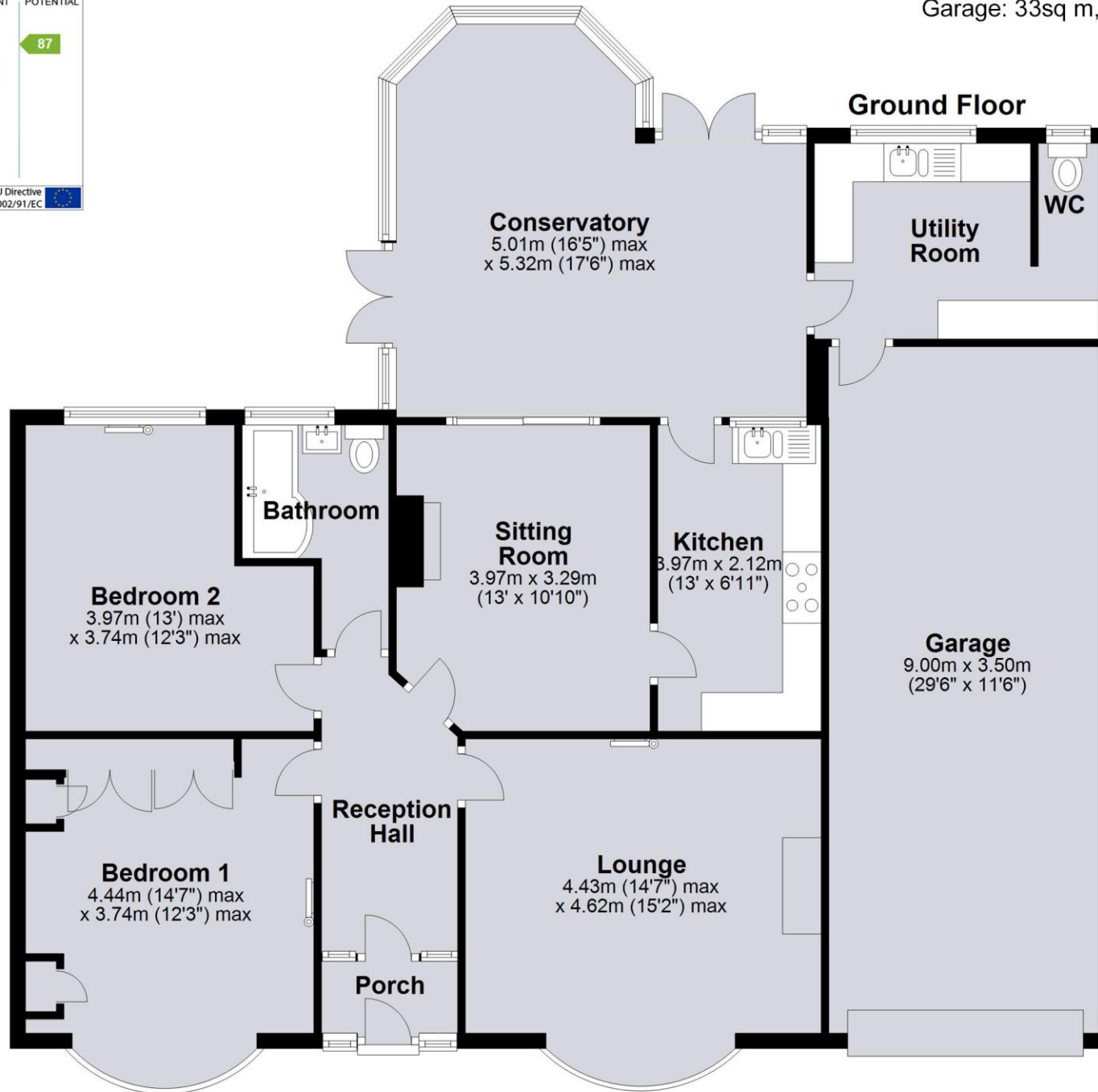




Address: 59 Gospel End Road, DUDLEY, DY3 3LY
RRN: 7700-2968-0722-1229-3673



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 115sq m, 1237sq ft
Garage: 33sq m, 355sq ft





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com  



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**