



54 Alderdale Avenue
Sedgley, DY3 3TX

Offers In The Region Of £295,000

Property Description

OFFERING NO UPWARD CHAIN: Do not miss this two bedroom detached bungalow in DY3 Sedgley, located off Northway and within the catchment area of Alder Coppice Primary School. The A459 Wolverhampton Road offers easy access to surrounding areas.

The property is briefly comprising of; entrance hall, through lounge through to smaller dining area, fitted kitchen, inner hallway, shower room and two good sized bedrooms, both with fitted wardrobes installed.

The property also benefits from significant off road parking leading up to a detached garage and has a well maintained, enclosed garden to the rear. Side access is also available. EPC - D / CT Band - D

Approach

Front gardens available mainly laid to lawn. Front and side access to the property available. A large block paved driveway is located on the right hand side of the property offering off road parking for several cars.

Entrance Hall

Internal door leading to:

Fitted Kitchen

2.06m x 4.01m (6'9" x 13'1")

Windows to front and side. A good range of eye level and base units incorporating: 1 1/2 sink and drainer unit, integral electric oven/grill, built in four ring gas hob with extractor over, integral fridge freezer and plumbing for a washer. Access available to the side of the property via UPVC door.

Lounge

3.32m x 3.93m (10'10" x 12'10")

Electric fire installed with brick surround. Window to front. Internal doors leading to entrance hall and fitted kitchen. Opening into:

Dining Area

3.68m x 2.41m (12'0" x 7'10")

Window to side. Internal door leading to inner hallway.

Inner Hallway

Doors to both bedrooms and shower room. Built in airing cupboard housing boiler. Loft access available.

Shower Room

1.62m x 1.77m (5'3" x 5'9")

Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and corner shower cubicle with electric shower unit installed within. Window to side.

Bedroom One

3.35m x 3.30m (10'11" x 10'9")

Access available to the rear via French patio doors. Fitted wardrobes and drawer units installed.



Bedroom Two

2.00m x 3.32m (6'6" x 10'10")

Window to rear. Fitted wardrobes installed.

Garage

2.48m x 5.56m (8'1" x 18'2")

Up and over door to front. Window to rear.

Rear Garden

Garden mainly laid to lawn with some maintained shrubbery on its borders. Small dining patio area central to the garden which is block paved. Shed installed. Side access available.

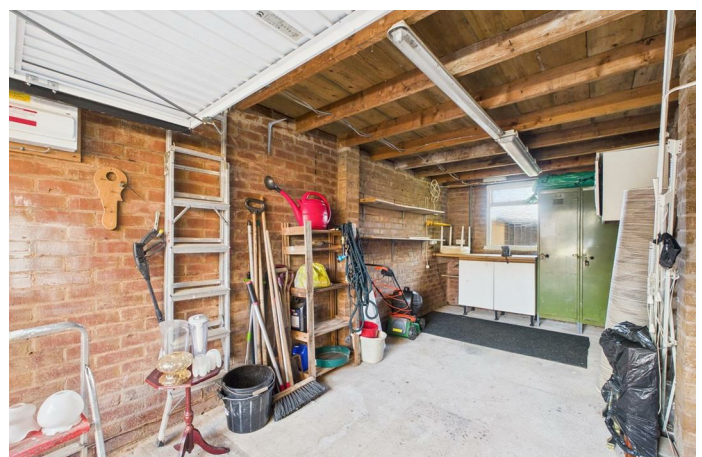
Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

67.43 m²
725.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.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