



3 Montford Grove, Sedgley, Dudley, DY3 3UX

BERRIMAN
EATON

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PROCEEDABLE VIEWINGS ONLY - NO UPWARD CHAIN. Montford Grove is a detached, modern bungalow, occupying a generous corner position and which benefits from off road parking, a detached garage and an enclosed rear garden with elevated views. The property benefits from central heating, double glazing and has been recently refurbished.

(WOMBOURNE OFFICE)
EPC: C

LOCATION

Montford Grove is a quiet cul de sac with only a handful of bungalows located just off Catholic Lane, which is one of the most sought after areas of Sedgley. The town centre is close at hand and provides a vast array of shopping amenities, doctors, dentists and transport links to local towns and cities. There is excellent schooling available nearby in both sectors and there are walks close by at Cotwall End Nature Reserve and Baggeridge Country Park. There are convenient transport links giving excellent access to Birmingham, Dudley and Wolverhampton.

DESCRIPTION

3 Montford Grove is a detached, modern bungalow, occupying a generous corner position and which benefits from off road parking, a detached garage and an enclosed rear garden with elevated views. The internal accommodation has been extensively refurbished to a very high standard and now briefly comprises entrance hall, living room, fitted dining kitchen, bathroom, three bedrooms with en-suite to the principal bedroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A composite door with decorative opaque leaded panels leads through to the ENTRANCE HALLWAY with radiator, spotlights and a storage cupboard with a motion light. The LIVING ROOM has a marble feature fireplace with inset electric fire and marble hearth, wiring for a wall mounted T.V., radiator and a double glazed leaded walk-in bay window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of high quality range of wall and base units with complementary work surfaces incorporating a breakfast bar and inset 1½ bowl scratch resistant single drainer sink unit with mixer tap. Integrated double oven, integrated fridge and freezer, integrated washing machine and dishwasher. Ceramic hob with extractor hood over. There are two vertical radiators, spotlights, wiring for wall mounted T.V., tiled floor and a wall mounted central heating boiler. Double glazed door with opaque panel to the side elevation, a double glazed window to the rear elevation and double glazed French doors leading to the rear garden. The BATHROOM is fitted with a contemporary white suite comprising panelled bath with shower over and glazed side screen, vanity wash hand basin and low level W.C. Heated ladder towel rail, spotlights, tiled floor, part tiled walls and a double glazed opaque window to the side elevation. BEDROOM ONE has a radiator, spotlights and a double glazed leaded window to the front elevation. The EN-SUITE has a walk-in shower cubicle with multi-headed shower, vanity wash hand basin and a low level W.C. Heated ladder towel rail, spotlights, tiling to the floor and a double glazed opaque window to the side elevation. BEDROOM TWO has a radiator, spotlights and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed leaded window to the front elevation.

OUTSIDE

The property occupies a generous corner position with a tarmac driveway providing off road parking for several vehicles. There is a large DETACHED GARAGE with roller shutter door and a double glazed door to the rear. There is a resin pathway leading from the driveway to the entrance door, garage and the side gated access to the rear garden. The rear garden has a full width resin patio, decorative gravelled and barked borders with lawn area and enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND E – Dudley MBC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£435,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



3 MONTFORD GROVE SEDGLEY

BUNGALOW: 83.6sq.m. 900sq.ft.
GARAGE: 24.4sq.m. 263sq.ft.
TOTAL: 108sq.m. 1163sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



