



11 Catholic Lane, Sedgley, Dudley, West Midlands, DY3 3UE

BERRIMAN  
EATON

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EPC : D  
WOMBOURNE OFFICE

## LOCATION

Catholic Lane 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

Catholic Lane is a beautifully presented, traditionally appointed, detached family home occupying a most favourable position within this popular road, with a generous gated driveway suitable for parking several vehicles off road and a double garage. The rear garden is perfectly tended and is designed to embrace the seasons. The internal accommodation briefly comprises large living room, dining room, office/sitting room, cloakroom/wc, stylish breakfast kitchen with integrated appliances and a separate utility room to the ground floor. To the first floor there are two en-suite double bedrooms, two further double bedrooms and a large family bathroom. There is potential to extend the property into the generous loft, subject to gaining the necessary planning permissions and building regulation approval. The property benefits from central heating, double glazing and also has a NEST system. The property also comes with the benefit of no upward chain.

## ACCOMMODATION

The ENTRANCE PORCH has a UPVC door with windows to the front and side elevations, there is a storage cupboard with fitted shelving, tiled flooring and a radiator. The HALLWAY is accessed through an original wooden door with opaque window inset with matching windows either side, an opaque window to the side elevation, two radiators and a staircase with wooden balustrades, rising to the first floor landing with a storage cupboard beneath, which houses the central heating boiler, recess for coats with fitted hooks. There is a CLOAKROOM adjacent which has a low level W/C, vanity wash hand basin with mixer tap and plinth lighting with tiled splashback, opaque window to the side elevation and radiator. The DINING ROOM has a curved bay window with stained glass to the top openers, curved radiator, electric fire inset a marble surround with hearth and mantel.

The LIVING ROOM has a window overlooking the rear garden, coal effect gas fire with feature fire surround with two radiators and doors into the kitchen and side lobby. The KITCHEN/BREAKFAST ROOM is fitted with a range of stylish wall and base units with complementary Silestone quartz worksurfaces with additional breakfast bar and inset one and half sink and drainer with mixer tap. There are a range of integrated appliances NEFF including fridge/freezer, dishwasher, double oven, microwave, induction hob and extractor hood. There is a fold down television, windows to rear and side elevations, plinth and down lighters, spotlights, three radiators and tiling to the floor. There is a UTILITY which has complementary wall and base units with fitted Silestone worksurfaces with plumbing and space for a washing machine and tumble dryer, an opaque window to the front elevation, downlights, radiator and tiled floor. There is access from the kitchen to a lobby which has a door leading to the rear garden. From the living room there is a door leading to a SIDE LOBBY, which has an additional door to the garden and a fire door into the garage.

The DOUBLE GARAGE has an electronically operated door, strip lighting and storage cupboard beneath a work surface. From the side lobby there is a SITTING ROOM/HOME OFFICE with a window overlooking the garden and a radiator.

To the first floor there is an opaque window to the side elevation and radiator. The FAMILY BATHROOM benefits from a white suite which comprises a corner bath, allow level WC, pedestal wash hand basin and mixer tap, shower cubicle, tiling to the walls and flooring, radiator.

The PRINCIPAL BEDROOM SUITE benefits from a comprehensive range of stylish furniture including wardrobes, overhead storage, bedside and dressing tables, window to the front and side elevation and radiator. The EN-SUITE BATHROOM has a white suite which comprises jet corner bath, separate shower cubicle, low level W/C, vanity wash hand basin with mixer tap, bidet, heated towel rail, part tiling to the walls and opaque window to the rear. The SECOND EN-SUITE BEDROOM has a window to the rear elevation, fitted wardrobe, display shelving and radiator. The EN-SUITE SHOWER ROOM has a shower cubicle, low level WC, vanity wash hand basin with storage cupboards, opaque window to the rear elevation and heated ladder towel rail.

DOUBLE BEDROOM 3 has a bay window to the front elevation, fitted wardrobe and radiator. DOUBLE BEDROOM 4 has a window to the rear elevation and loft access. The LOFT has a pull down ladder and has the space and potential, subject to gaining the necessary planning and building regulation consents, for two further bedrooms and a bathroom, it is recommended that if a buyer wishes to do this, they make their own enquiries in this regard.

## OUTSIDE

The property is situated behind a set of double opening, remote controlled metal gates, with integrated pedestrian access onto a graveled driveway providing off road parking and access to the garage, there is side bin storage and a shaped, well tended lawn. The property is enclosed by a fence and walled boundary. The REAR GARDEN is a particular feature of the property and offers a tranquil haven with beautifully tended shrubs and borders with an elegant array of seasonal colour. There is a patio area with a wisteria covered wooden pergola, outside tap and two external power sockets. The garden is enclosed by a fence and the extensive lawns are perfectly manicured. The rear patio has evening lighting and a wooden SUMMERHOUSE with power, lighting and internet connectivity. The greenhouse has water and power connected. The shed also has power and lighting.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F – Dudley MBC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

### Tettenhall Office

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### Bridgnorth Office

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Offers In The Region Of  
£750,000

EPC: D

**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.



**11 CATHOLIC LANE  
SEDGLEY**

HOUSE: 194.2sq.m. 2090sq.ft.  
 GARAGE: 35.2sq.m. 379sq.ft.  
 LOFT: 53.7sq.m. 578sq.ft.  
**TOTAL: 283.1sq.m. 3037sq.ft.**

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



