



57 Queens Road, Dudley, DY3 1HL

BERRIMAN
EATON

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This is an immaculately presented detached family home arranged over three floor and provided a large driveway suitable for parking several vehicles off road, integrated garage and landscaped, private rear garden. The internal accommodation briefly comprises enclosed porch, entrance hall, dining room, extended living room, conservatory, large breakfast kitchen, utility/preparation kitchen and cloakroom/wc to the ground floor. To the first floor there are four double bedrooms, fifth smaller bedroom, spacious family bathroom, en-suite and pull down ladder access to a loft room. The second floor has a double sixth bedroom with storage cupboard. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Queens Road is a highly regarded address situated between the A463 Bilston Street and Turls Hill Road. The property is within walking distance of Sedgley High Street which has a wealth of shops including Asda, Aldi and Iceland. There are regular bus services serving Wolverhampton and neighbouring area and the Birmingham New Road provides convenient access to Birmingham. Schooling is well served with The Dormston and St Chads Catholic Primary Schools and Woodsetton Special School all close by.

DESCRIPTION

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ACCOMMODATION

The PORCH is accessed through a composite door with leaded panels and a double glazed window to the side elevation. The ENTRANCE HALL has an original wooden door with stained glass leaded windows and matching side windows, there is a staircase rising to the first floor landing, radiator and understairs storage. The DINING ROOM has a double glazed bay window with stained glass top openers, gas fire within a wooden surround, wiring for wall lights and picture light and radiator. Thew LIVING ROOM has been extended and has a coal effect gas fire and surround, two radiators, wiring for wall lights, two ceiling light tunnels and a double glazed sliding patio door giving access to the CONSERVATORY. This is brick construction with double glazed windows and a polycarbonate roof and French doors giving access to the rear garden. The KITCHEN is also extended and is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, integrated oven with gas hob and fitted extractor, space for fridge, freezer, plumbing for washing machine. There is a loft access, tiled splashback and door into the UTILITY/PREPARATION KITCHEN which is also fully fitted out with a further range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated oven, space for fridge and double glazed window and door to the rear elevation. The CLOAKROOM has a low level WC, double glazed opaque window to the side elevation and wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, a pull down ladder giving access to a loft room which is board and has a double glazed window and radiator. The BATHROOM is fitted with a white suite which comprises walk in shower cubicle with electric shower, low level WC, bidet, bath, vanity wash hand basin with mixer tap, tiled splashback, spotlights, radiator and double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and door into the EN-SUITE which has a shower cubicle, wash hand basin, low level WC, bidet and double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a double glazed bay window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation and radiator. BEDROOM 5 could be used as a nursery or office and has a double glazed window to the front elevation and radiator.

The staircase rises to the LOFT ROOM which has double glazed window to the side and rear elevation, double glazed skylights, eaves storage and a walk in storage cupboard.

OUTSIDE

To the front of the property there is a block paved driveway providing generous off road parking with a walled and fenced boundary. The REAR GARDEN has a block paved path with steps leading to a lawned area, gravel seating area, wooden pergola with planting borders and fencing to the boundary. There are spaces for three large sheds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very medium / high risk of flooding from surface water.

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Offers In The Region Of
£520,000

EPC:

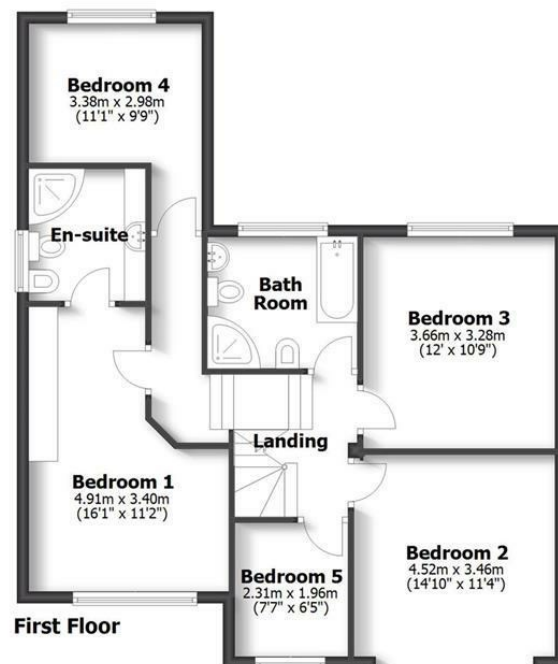
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



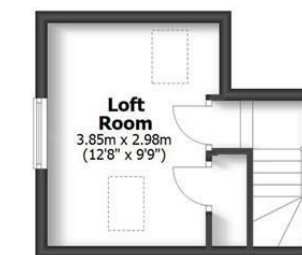
57 QUEENS ROAD SEDGLEY



Ground Floor



First Floor



Second Floor

HOUSE: 185.1sq.m. 1992sq.ft.
GARAGE: 20.7sq.m. 223sq.ft.
TOTAL: 205.8sq.m. 2215sq.ft.

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

