



9 Corve View, Northway, Sedgley, Dudley, West Midlands, DY3 3ET

BERRIMAN  
EATON



## 9 Corve View, Northway, Sedgley, Dudley, West Midlands, DY3 3ET

This is a semi-detached modern home with off road parking and a single garage with a private mature rear garden backing onto the Woodland. The internal accommodation briefly comprises entrance hall, fitted kitchen and living room to the ground floor. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

### LOCATION

Corve View is a quiet cul-de-sac situated just off Northway, Sedgley in a popular and convenient address with a wealth of nature and wildlife close by. Sedgley itself is within convenient travelling distance with its wide variety of shopping facilities and there are regular bus services to the more extensive amenities afforded by Wolverhampton City Centre and Dudley running along the main road. The area is well served by schooling for all age groups and the open spaces of Cotwall End, Baggeridge Country Park and Penn Common are nearby. There is a pedestrian access to a lovely woodland walk which leads to Hickmerelands Lane and Alder Coppice.

### DESCRIPTION

This is a semi-detached modern home with off road parking and a single garage with a private mature rear garden backing onto the Woodland. The internal accommodation briefly comprises entrance hall, fitted kitchen and living room to the ground floor. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with radiator and staircase rising to the first floor landing. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated oven, 4 ring gas hob and fitted extractor. There are spaces for fridge/freezer and dishwasher. There is a double glazed window to the front elevation, tiled splashback and radiator. The LIVING ROOM has storage cupboard beneath stairs, double glazed sliding patio door and radiator.

The staircase rises to the FIRST FLOOR LANDING with wooden balustrades, loft access and airing cupboard housing the hot water cylinder. The BATHROOM benefits from a white suite which comprises a bath with shower over, low level WC, pedestal wash hand basin, double glazed opaque window to the side elevation, radiator and part tiling to the walls and floor. DOUBLE BEDROOM 1 has two double glazed window to the front elevation, radiator and storage cupboard fitted over the stairs recess. DOUBLE BEDROOM 2 has one double glazed window to the rear elevation, fitted wardrobes which incorporates shelving and drawers, radiator and storage cupboard.

### OUTSIDE

The property is accessed over a tarmac drive and providing access to the driveway and GARAGE. This has an elevated door with single glazed door and window to the rear garden, plumbing and space for washing machine and tumble dryer and wall mounted Worcester Bosch central heating boiler. There is an external storage cupboard adjacent to the entrance door as well as elevated and extensive views towards Penn Common. The REAR GARDEN has a paved patio area, steps to a further raised patio with lawn to the rear and side with planted borders and a natural hedged boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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 low

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

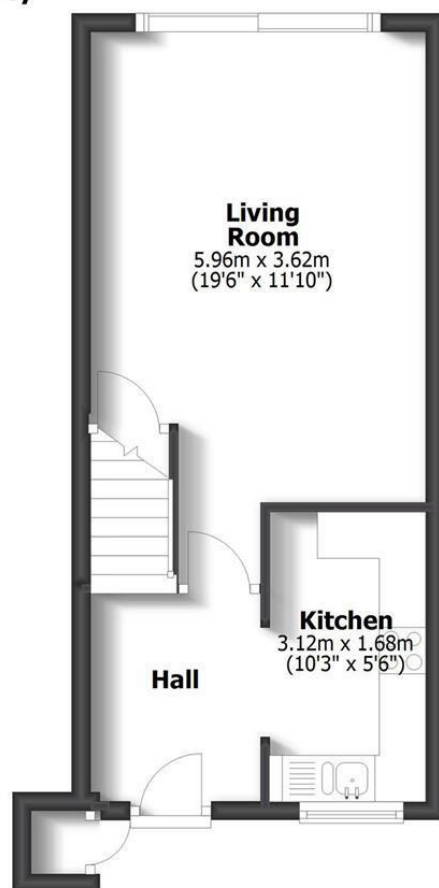
Offers In The Region Of  
£219,950

EPC: C

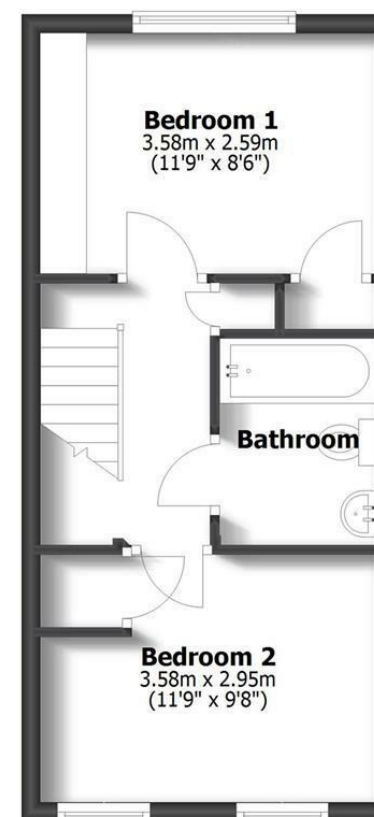
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 9 Corve View Sedgley



Ground Floor



First Floor

HOUSE: 61.3sq.m. 660sq.ft.  
GARAGE: 12.6sq.m. 136sq.ft.  
**TOTAL: 73.9sq.m. 796sq.ft.**

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



