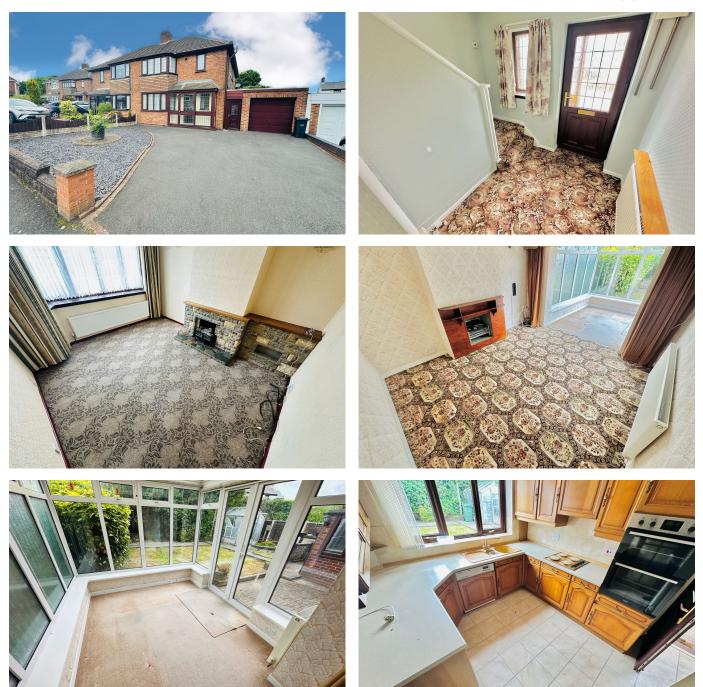


## Brandon Close, Sedgley

Offers In Region Of £229,950

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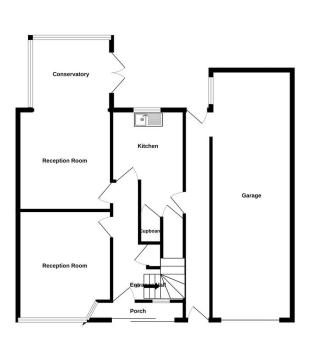
MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the selfer's setate agents, we are not surveyons or conveyancing experts, and we cannot comment matters. Interested parties should employ professionals to make so the title or other legal issues that may affect this property uncess we have been made aware of such matters. Interested parties should employ professionals to make such enduing the definitional decisions. EPC: can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been pade on the property or sate sets edge, and you must NOT rely on them for any othor pupposes. The appearance of an item in any photograph does not make and it. If doms part of the property or sate price. **FIVIDER SNOT FITTURES NOT FITTURES NOT FITTURES**. **CONSTRUER SNOT FITURES**. **CONSTRUER SNOT**. **CONSTRUER SNOT FITURES**. **CONSTRUER SNOT**. **CONSTRUER SNOT**. **CONSTRUE SNOT CONSTRUE SNOT**. **CONSTRUE** 



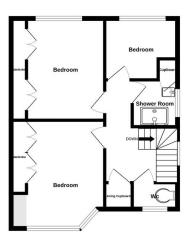
- SUPERB SEDGLEY CUL-DE-SAC LOCATION
- NO UPWARD CHAIN
- GARAGE
- LOUNGE
- ENCLOSED REAR GARDEN

- HUGE POTENTIAL
- SPACIOUS DRIVEWAY
- THREE BEDROOMS
- DINING ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

1st Floor



Ground Floor



A WONDERFUL BAY FRONTED FAMILY HOME, ideally located in sought after cul-de-sac in Sedgley and within walking distance of Sedgley high street, popular schools and shops, Available with NO UPWARD CHAIN, and HUGE POTENTIAL, this tremendous property also consists of; reception hallway with cloaks cupboard, lounge, dining room, fitted Kitchen with pantry, side hall, first floor landing, THREE GENEROUS BEDROOMS, shower room, separate WC, GARAGE, mature enclosed rear garden & spacious driveway & gardens to front. Gas centrally heated & double glazed.

Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2024

MISEPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. While tevery care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. Satisfy themselves by inspection or otherwise as to the correctness expects, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such maters. Interested parties should employ professionals to make such enduines before making transactional decisions. EPC: can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008)**: These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approves. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FAVIONS REGULATIONS (2008)**: These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approves. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FAVIONS ACC 108:** These particulars particulars are proposed with error or the property set of any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANINING 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 Taylors accept any responsibility for such not having b



EPC - C. Council Tax - C. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof & small flat felt roof area to ground floor. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/ broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/ advice/ofcom-checker.

Flood Risk - Low Risk - Less than 0.1%. SEDGLEY BRANCH

MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this professionals to making transactional decisions. EVE can be supplied fee of charge. **CONSUMER PROTECTION REGULATIONS (2008)**: These particulars have been pade aware of such in the avae oben made aware of such in the property on state sate agents. EVE can be supplied fee of charge. **CONSUMER PROTECTION REGULATIONS (2008)**: These particulars have been made aware of such in the property on state sate adjue and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on time for any other pupcose. The appearance of an item in any photograph does not make and the property on state sate price. **FLVIDERS AND FITTINGSE: CONSTITUENTS CONSTITUENTS**