



**52 Bath Street,
DY3 1LT**

Taylors

**Offers in the Region of
£324,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Perfectly positioned in the heart of Sedgley, this generous detached family home offers spacious and versatile living in a highly sought-after location. Just a short walk from local shops, schools, and amenities, the property blends comfort, convenience, and a prime setting.

Gas centrally heated and double glazed throughout, the home briefly comprises: an imposing reception hallway, a welcoming lounge, an extended dining room with sitting and dining areas, a well-equipped kitchen, and a bright conservatory overlooking the garden. Upstairs offers a first-floor landing, three well-proportioned bedrooms, and a family bathroom. Externally, the property boasts a well-established rear garden, garage, and a driveway with lawned frontage.

Council Tax - C EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. 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 - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Imposing Reception Hallway

Sitting Room - 3.94m into bay x 3.33m (12'11" into bay x 10'11")

Extended Dining Room:

Sitting Area - 3.73m x 3.35m max (12'3" x 11'0" max)

Dining Area - 3.2m x 4.09m (10'6" x 13'5")

Kitchen - 4.98m x 2.67m max (16'4" x 8'9" max)

Conservatory - 3.23m x 3.05m (10'7" x 10'0")

First Floor Landing

Bedroom - 4.04m into bay x 3.2m to chimney breast (13'3" into bay x 10'6" to chimney breast)

Bedroom - 3.71m x 3.35m (12'2" x 11'0")

Bedroom - 2.67m x 2.44m (8'9" x 8'0")

Bathroom - 2.64m x 1.83m (8'8" x 6'0")

Garage - 5.18m x 2.57m (17'0" x 8'5")

Outside

Well Established Rear Garden

Ornamental Pond





Council Tax Band: C

Tenure: Freehold

Property Type: Detached House

Taylors

- FAMILY HOME
- DESIRABLE SEDGLEY LOCATION
- DETACHED HOUSE
- SPACIOUS LOUNGE
- EXTENDED DINING ROOM
- THREE BEDROOMS
- GARAGE
- WELL ESTABLISHED REAR GARDEN
- EPC - D
- COUNCIL TAX - C

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MISREPRESENTATION ACT 1967

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