



8 Richmond Road
Sedgley, DY3 1BA

Taylors

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Offers in the region of £ Vendor advises - No Upward Chain

An exceptionally stylish tremendously modernised and enhanced gas centrally heated UPVC double glazed three bedroom ENLARGED semi-detached most conveniently situated within level walking distance of Sedgley's Bull Ring and all associated amenities.

Agents consider a personal inspection imperative to appreciate quality and standard of the accommodation with professionally landscaped rear garden, extended kitchen, reappointed bathroom, there are number of period features and superb standards of decor throughout.

UPVC double glazed double doors to:

ENTRANCE PORCH

Quarry tile floor, panel door with flanking glazed panels to:

RECEPTION HALL

Double radiator, staircase, up to first floor, panel doors with chrome finish handles lead off to:

LOUNGE FRONT 14'6" x 10'4"

UPVC double glazed bay window, double radiator, electric wall fire.

DINING ROOM REAR 12'4" x 9'10"

UPVC double glazed double opening French doors with flanking panels out to the garden, feature "hole in the wall" living-flame, gas fire, double radiator.

EXTENDED/UPGRADED KITCHEN REAR 14'4 overall COMPRISING

SECTION ONE 8'8" x 6'1"

Chrome down lighters, UPVC double glazed window, a range of "beech" effect wall and base units, gloss black worksurfaces, stainless steel single drainer sink top, integrated dishwasher. Plumbing for a washing machine.

UNDER STAIRS PANTRY

Through to:

SECTION TWO 7'8" x 6'8"

Lofty ceiling height, chrome down lighters, UPVC double glazed door out to the garden and a door to the "garage". A range of "beech" effect, wall, and base units, split level five ring gas hob with electric fan-assisted electric oven below, and a stainless steel hood over, integrated refrigerator, double radiator.

The vendors advise the property will be **Freehold**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

SERVICES

We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

CENTRAL HEATING

The property is radiator centrally heated by a combination gas boiler in cupboard in kitchen which also provides hot water.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price, together with remaining carpets and blinds fitted together with the majority of light fittings (excluding hall/landing) and to include garden store. Other items may be available by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING: By arrangement through **SEDGLEY OFFICE 01902 880888**

CONSUMER PROTECTION REGULATION 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

TWO FLIGHT STAIRCASE FROM HALL UP TO:

FIRST FLOOR – LANDING

Owner advises aluminum loft ladder access to insulated boarded roof space with lighting. UPVC double glazed window (with leaded/stained detailing to replicate original). Panel doors with chrome finish handles off to:

BEDROOM ONE FRONT 14'6" into bay x 10'7" into back of wardrobe

UPVC double glazed bay window, radiator, two double and one single wardrobe/cupboards to one elevation, incorporating a mirror with overhead cupboards.

BEDROOM TWO REAR 12'3" x 10'0" into back of wardrobe

Two double and one single wardrobe/cupboards with three double overhead cupboards, UPVC double glazed window with views over the garden, radiator.

BEDROOM THREE FRONT 8'0" x 6'5"

UPVC double glazed window, double radiator (freestanding wardrobe available by negotiation).

REAPPOINTED/TILED BATHROOM REAR 8'3" 6'9"

Extractor, UPVC double glazed window, mirror, corner cabinet. White suite comprising bath, corner shower cubicle with curved screen, fitted basin and WC.

OUTSIDE

GARAGE (presently purposed as a store) 14'1" x 7'2"

Automated roller shutter door, shelves, internal door to the kitchen.

MAGNIFICENT PROFESSIONALLY LANDSCAPED REAR GARDEN

(Owner advises orientated, approximately to the South West – enjoying magnificent sunsets) Raised slab patio with dwarf wall surround, tap and external lighting. Steps down to: rectangular lawn with “Railway sleeper” edging and slab path surround.

SUBSTANTIAL TIMBER GARDEN STORE 13'6" x 9'8"

Panel fencing on concrete posts and gravel boards to the majority of the boundaries. PVC fascias, and soffits.

To the front, there is ample off-road parking on concrete patterned foregarden.

GENERAL INFORMATION

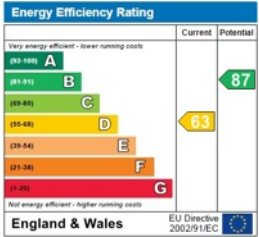
TENURE

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Offices at: KINGSWINFORD HALESOWEN STOURBRIDGE BRIERLEY HILL SEDGLEY

PLANNING 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 been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



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