



46 Webley Grove,
DY1 4FH

Taylors

Offers in the Region of
£207,500

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Contemporary semi-detached home, ideally suited to first-time buyers, nestled within a highly desirable and well-connected residential area. The property enjoys close proximity to a variety of everyday amenities including local shops, well-regarded schools, and excellent public transport links, making it a convenient choice for both commuters and families.

This well-maintained and thoughtfully presented home benefits from gas central heating and double glazing. The interior accommodation is both functional and inviting, comprising a welcoming entrance hallway, spacious lounge, modern fitted kitchen, along with a useful guest W/C on the ground floor for added convenience.

Upstairs, there are two generously sized bedrooms, each offering comfortable living space with plenty of natural light, and a well-appointed family bathroom.

Externally, the home features a landscaped, low-maintenance rear garden, ideal for outdoor dining or leisure, and a driveway at the front providing valuable off-street parking.

This property offers a fantastic opportunity to step onto the property ladder in a vibrant and well-connected area.

Council Tax - B. EPC - TBA. Tenure - Freehold Ground Rent £40.00/annum
Construction: Brick with a pitched interlocking tile roof. 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 - Greater than 3.3% per annum.
SEDGLEY BRANCH

Hallway

Guest WC - 1.45m x 0.91m (4'9" x 3'0")

Kitchen - 3.56m x 2.26m (11'8" x 7'5")

Lounge - 4.39m x 3.18m (14'5" x 10'5") with storage cupboard.

First Floor Landing

Bedroom - 4.42m x 2.69m max (14'6" x 8'10" max)

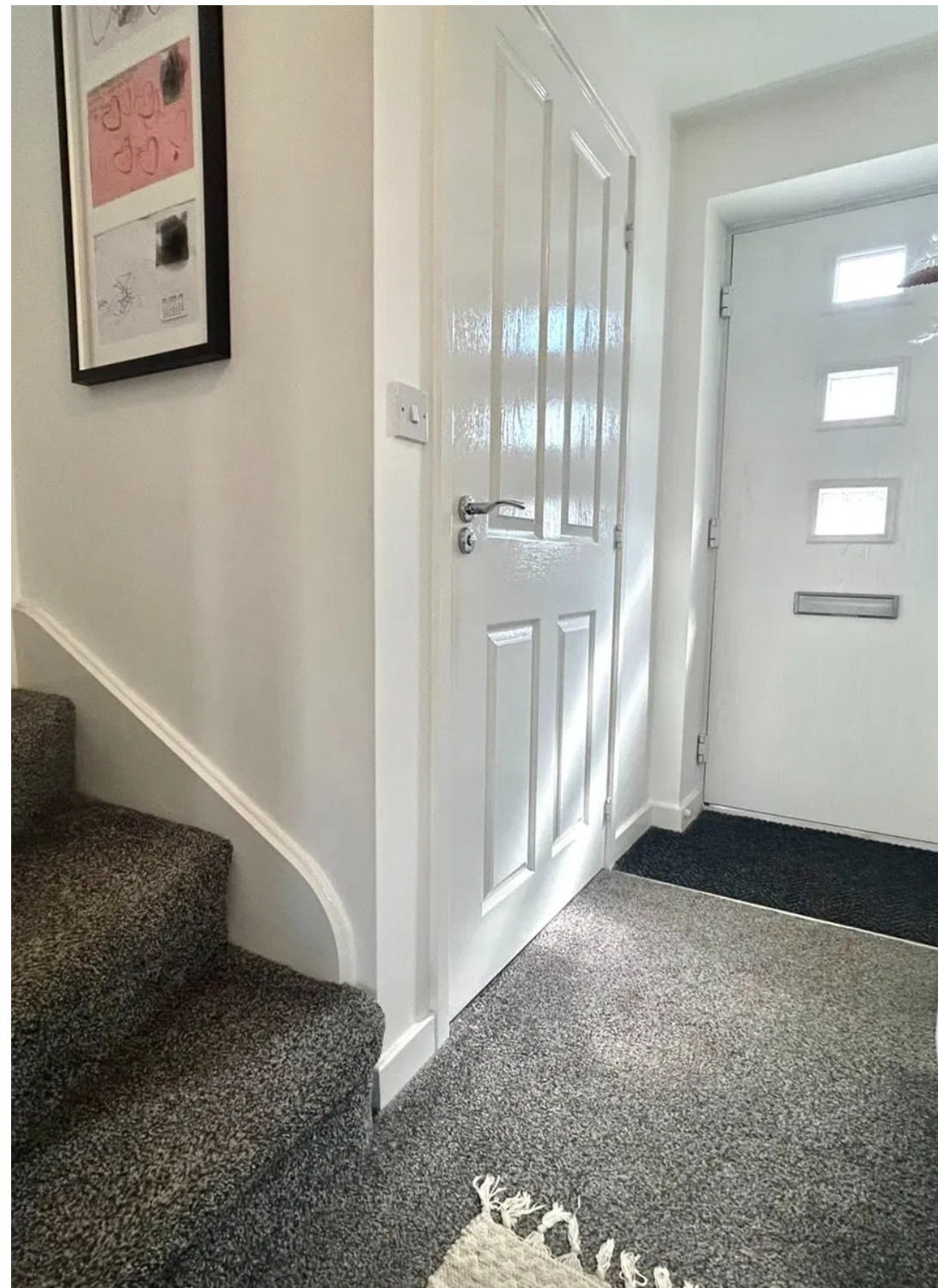
Bathroom - 2.24m x 1.65m (7'4" x 5'5")

Bedroom - 4.42m x 2.31m (14'6" x 7'7") with storage cupboard.

Outside

Private Rear Garden

Driveway





Council Tax Band: B

Property Type: Semi Detached House

Taylors

- SEMI DETACHED HOUSE
- STYLISHLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- TWO BEDROOMS
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DRIVEWAY TO FORE
- EARLY VIEWING RECOMMEND
- EPC - TBA
- COUNCIL TAX - B

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MISREPRESENTATION ACT 1967

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