



40 Sefton Grove,
DY4 0AG

Taylors

£279,950

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

Outstanding & Extended Four-Bedroom Semi-Detached Family Home in Prime Tipton Cul-de-Sac

Nestled in a highly sought-after cul-de-sac in Tipton, this exceptional and substantially extended semi-detached residence offers spacious and stylish living ideal for modern families. The property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency.

Key Features Include:

Welcoming entrance hall

Attractive lounge-diner perfect for family gatherings and entertaining

Stunning fitted kitchen with a range of integrated appliances

Bright and airy conservatory, ideal for relaxing or as a playroom

Four generously sized bedrooms offering flexible accommodation

Stylish family bathroom with contemporary fittings

Garage with utility area, providing practical storage and laundry space

Delightful landscaped rear garden, perfect for outdoor enjoyment

Driveway to the front, offering ample off-road parking

This impressive home combines space, style, and a fantastic location, making it a rare opportunity in today's market. Early viewing is highly recommended to appreciate all it has to offer.

EPC - D. Council Tax - B. Tenure – Freehold

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 - Less than 0.1% chance per an
SEDGLEY BRANCH

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Council Tax Band: B

Property Type: Semi Detached House

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- STUNNING - EXTENDED FAMILY HOME
- FOUR BEDROOMS
- SUPERB OPEN-PLAN LIVING SPACE
- ATTRACTIVE LOUNGE-DINER
- EXTENDED FITTED KITCHEN
- GARAGE
- CONSERVATORY
- DELIGHTFUL - PRIVATE - LANDSCAPED REAR GARDEN
- AMPLE PARKING TO FORE

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MISREPRESENTATION ACT 1967

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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 in relation to this property.



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