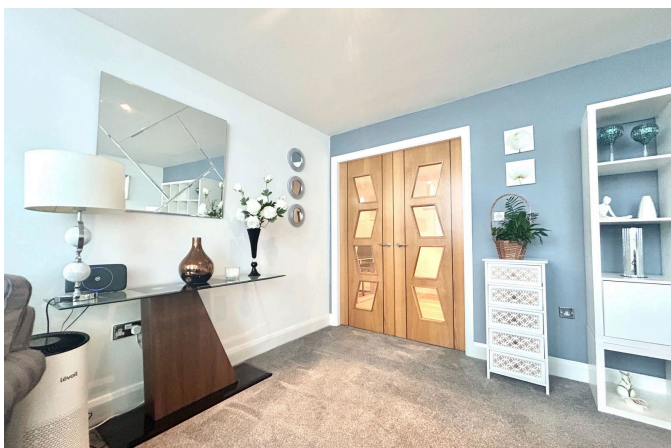


## 1, Holborn House, High Holborn, Sedgley, Dudley, West Midlands, DY3 1SP

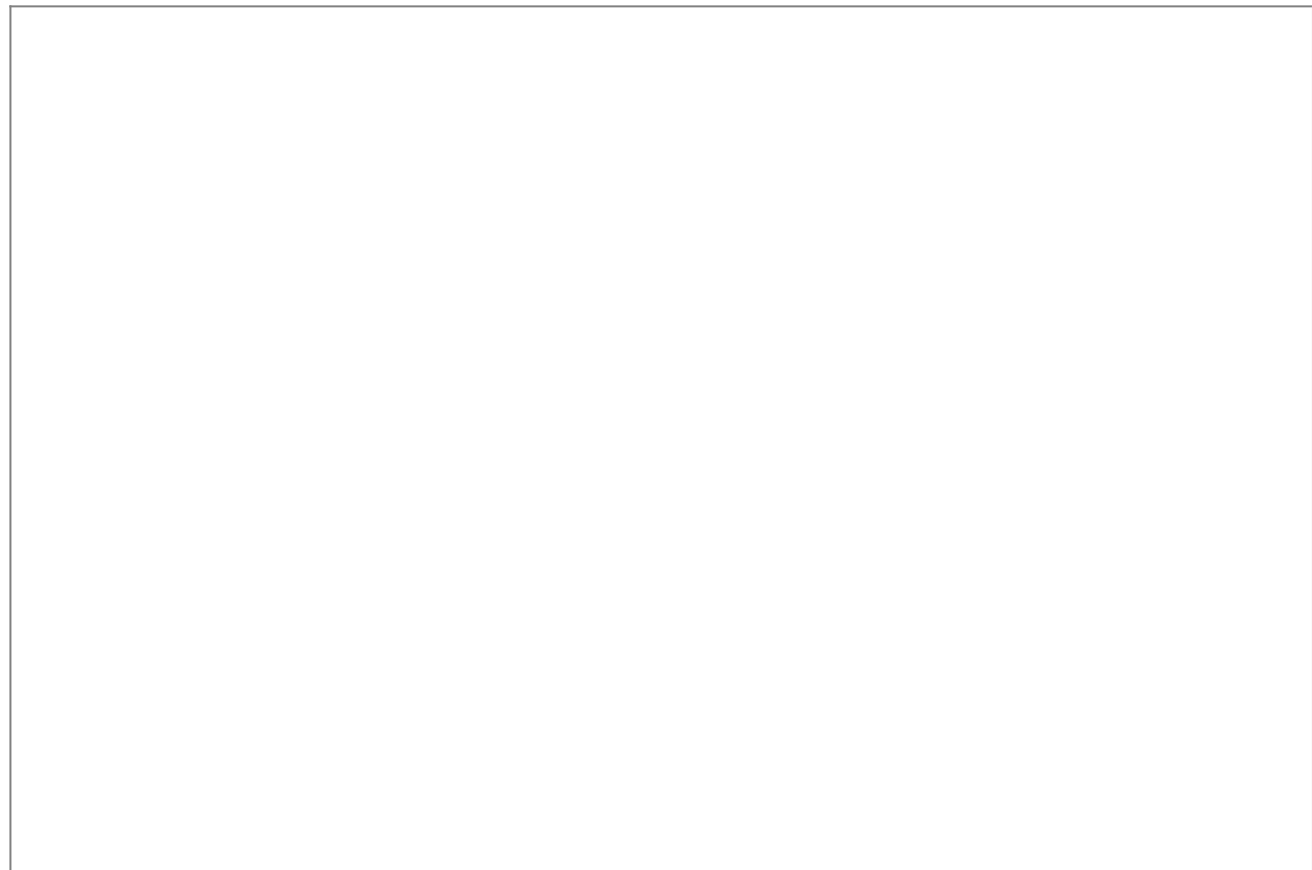
Offers In Region Of £159,950

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- STUNNING DUPLEX
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS & STYLISH LOUNGE
- MODERN KITCHEN DINER
- ALLOCATED PARKING SPACE WITH SECURE GATES
- IDEAL FOR FIRST TIME BUYERS
- MUST BE VIEWED TO BE APPRECAITED
- WALKING DISTANCE OF SEDGLEY BULLRING
- DESIRABLE SEDGLEY LOCATION



**STUNNING!** This impressive duplex with TWO DOUBLE BEDROOM beautifully presented throughout and located within walking distance of Sedgley Bullring and well regarded schools! Benefitting from gas under floor heating & double glazing, this impressive home also includes; reception hall, charming lounge, modern kitchen diner, guest WC, first floor landing, TWO DOUBLE BEDROOMS, stylish shower room, and allocated car parking space with secure gates. FULLY FURNISHED.



Accommodation briefly comprises :-

## Reception Hall

**Stunning Lounge** - 6.32m x 5.46m max (20'9" x 17'11" max)

**Modern Kitchen Diner** - 7.7m x 2.39m (25'3" x 7'10") with storage cupboard.

**Guest WC** - 1.63m x 1.24m (5'4" x 4'1")

**First Floor Landing** with storage cupboard.

**Stylish Shower Room** - 3.1m x 1.63m (10'2" x 5'4")

**Bedroom** - 4.85m max x 3.18m (15'11" max x 10'5") with fitted wardrobes.

**Bedroom** - 3.89m x 2.41m (12'9" x 7'11") with built in storage.

**Allocated Parking Space**