



1 Holborn House, High Holborn, Sedgley
DY3 1SP

Taylors

Offers in the Region of
£149,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Beautifully Presented Duplex – Prime Sedgley Location!

This impressively stylish duplex offers two double bedrooms and is beautifully presented throughout. Ideally situated within walking distance of Sedgley Bullring and well-regarded local schools, this property is perfect for first-time buyers, downsizers, or investors alike.

Boasting gas underfloor heating and double glazing, the accommodation comprises: a welcoming reception hall, a charming lounge, a modern kitchen/diner, guest WC, and a stylish shower room. Outside, the property benefits from an allocated parking space behind secure gated access.

Early viewing is highly recommended to fully appreciate all this home has to offer.

Council Tax - B EPC - TBA Tenure - Leasehold - 132 years remaining. Service Charge £6,175.84/ annum Ground Rent £100.00/ annum.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/engb/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

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





Council Tax Band: B

Tenure: Leasehold

Property Type: Duplex Flat

Taylors

- 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

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Taylor's

