

12 Monument Lane, DY3 1LY



Offers in the Region of £199,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Charming Semi-Detached Starter Home Near Sedgley Beacon!

Ideally located just a short walk from the scenic Sedgley Beacon, this well-presented semi-detached home is perfect for first-time buyers or young families. Combining comfort with convenience, the property enjoys close proximity to a range of local schools, shops, and amenities.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises:

Welcoming hallway

Comfortable lounge

Bright kitchen

Side hall providing access to guest WC and utility room

First floor landing

Two well-proportioned bedrooms

Stylish family bathroom

Outside, the home features a private rear garden, ideal for outdoor living, and a driveway, offering convenient off-road parking.

A delightful home in a sought-after location—early viewing is highly recommended!

Council Tax - A EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Hallway

Lounge - 5.03m x 3.2m (16'6" x 10'6")

Kitchen/Diner - 5m x 2.44m (16'5" x 8'0") with storage cupboard.

Side Hallway

Utility Room - 2.36m x 1.83m (7'9" x 6'0")

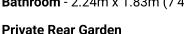
Guest WC - 1.91m x 0.81m (6'3" x 2'8")

First Floor Landing

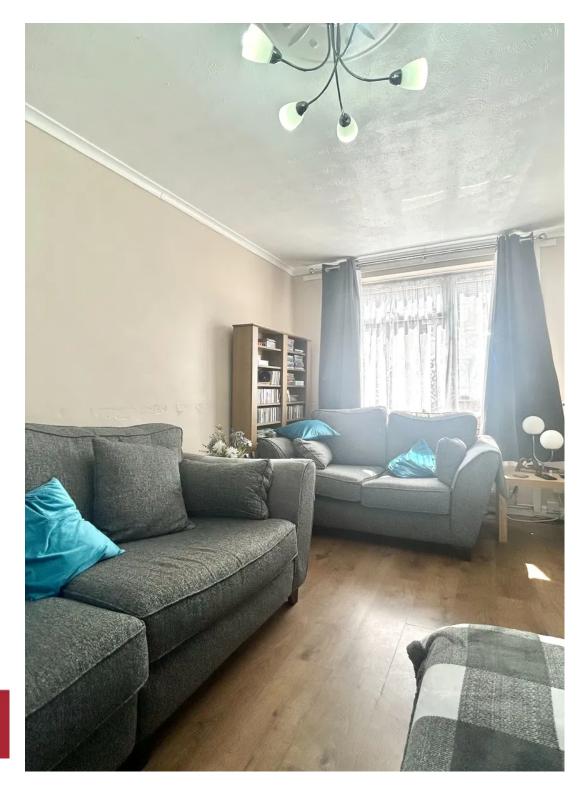
Bedroom - 5.05m x 3.45m max (16'7" x 11'4" max) with storage cupboard.

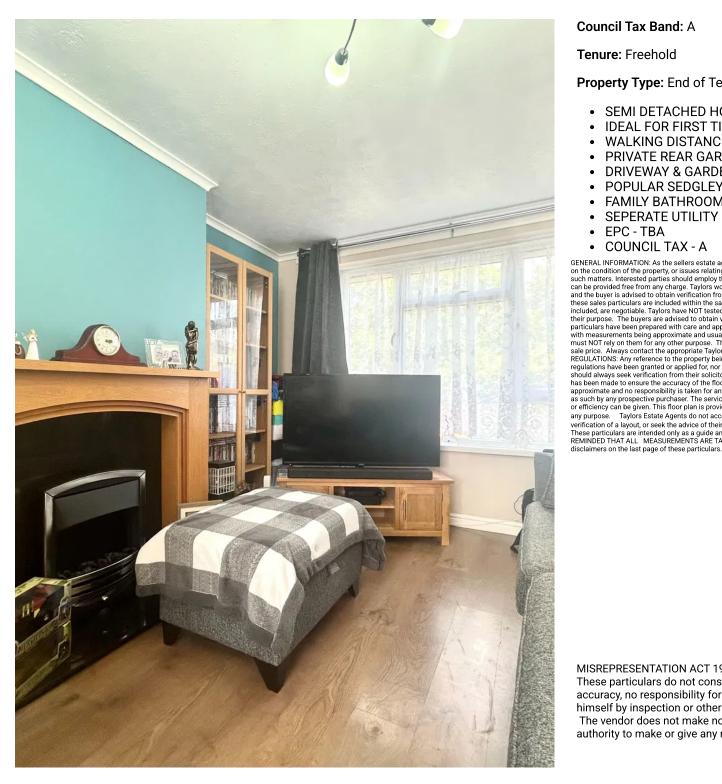
Bedroom - 4.27m x 3.2m max (14'0" x 10'6" max)

Bathroom - 2.24m x 1.83m (7'4" x 6'0")









Council Tax Band: A

Tenure: Freehold

Property Type: End of Terrace House



SEMI DETACHED HOUSE

IDEAL FOR FIRST TIME BUYERS

WALKING DISTANCE OF SEDGLEY BEACON & LOCAL AMENITIES

PRIVATE REAR GARDEN

DRIVEWAY & GARDENS TO FORE

POPULAR SEDGLEY LOCATION

FAMILY BATHROOM

SEPERATE UTILITY ROOM

FPC - TBA

COUNCIL TAX - A

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