



**12 Monument Lane,**  
DY3 1LY

**Taylor's**

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/](http://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")

### Private Rear Garden

Gardens To Front



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**Council Tax Band: A**

**Tenure: Freehold**

**Property Type: End of Terrace House**

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- 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
- EPC - TBA
- COUNCIL TAX - A

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