



Brandon Close, Sedgley

DY3 1BB

Taylors

Offers in the Region of
£259,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Charming Semi-Detached Family Home enviably situated in a desirable Sedgley location, within walking distance of Sedgley Bull Ring and its range of local amenities! This well-positioned residence offers spacious accommodation and benefits from gas central heating and part double glazing. The layout briefly comprises a welcoming entrance hall, a bright and comfortable lounge, a separate dining room, and a kitchen. An inner hall provides access to a convenient downstairs wet room, adding further practicality. To the first floor, the landing leads to three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from an enclosed rear garden, along with a garage and a driveway to the fore, providing off-road parking. This appealing home offers great potential and must be viewed to fully appreciate the accommodation and sought-after location on offer!

Council Tax - C EPC - C Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat 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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall with cloaks cupboard.

Lounge - 4.04m x 3.4m max (13'3" x 11'2" max)

Dining Room - 3.63m x 3.4m max (11'11" x 11'2" max)

Kitchen - 3.58m x 2.72m max (11'9" x 8'11" max) with two storage cupboards.

Side Hall with access to garage & rear garden.

Wet Room - 1.98m x 1.96m (6'6" x 6'5")

First Floor Landing with airing cupboard.

Bedroom - 4.06m x 3.4m max (13'4" x 11'2" max)

Bedroom - 3.63m x 3.4m max (11'11" x 11'2" max)

Bedroom - 2.72m x 2.16m max (8'11" x 7'1" max)

Bathroom - 1.75m x 1.68m (5'9" x 5'6") with built in storage (housing boiler).

Separate WC - 1.88m x 0.76m (6'2" x 2'6")

Garage - 5.16m max x 3.45m (16'11" max x 11'4")

Driveway & Gardens To Fore

Enclosed Rear Garden





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

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- POPULAR SEDGLEY CUL-DE-SAC
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- BRIGHT LOUNGE & SEPARATE DINING ROOM
- WALKING DISTANCE OF SEDGLEY BULLRING & WELL REGARDED SCHOOLS
- DRIVEWAY TO FORE & GARAGE
- EARLY VIEWING RECOMMENDED

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MISREPRESENTATION ACT 1967

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