

Larkswood Drive, Off Catholic Lane, Sedgley

DY3 3UQ

Taylors

Offers in the Region of

£374,950

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

HUGE POTENTIAL! IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME enviably situated within a desirable SEDGLEY POSTCODE, conveniently located within walking distance of well-regarded schools and a range of useful local amenities. Offered for sale with the highly sought-after benefit of NO UPWARD CHAIN, this deceptively spacious family home occupies a generous plot and offers excellent potential for a new owner! Benefitting from GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT, the well-proportioned accommodation briefly comprises; welcoming reception hall, bright lounge, separate dining room, kitchen, guest WC, first floor landing, FOUR BEDROOMS and family bathroom. Externally, the property boasts a GENEROUS, WELL-ESTABLISHED REAR GARDEN, together with a garage and driveway with carport to the fore, providing ample off-road parking. A SUBSTANTIAL FOUR-BEDROOM DETACHED FAMILY HOME WITH HUGE POTENTIAL, GENEROUS GARDENS & NO UPWARD CHAIN – EARLY VIEWING IS HIGHLY RECOMMENDED!Council Tax - E EPC -E 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 BRANCHBy 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.

Reception Hall

Lounge - 5.31m max x 5.51m (17'5" max x 18'1") with "reading nook area".

Kitchen - 3.4m max x 2.54m (11'2" max x 8'4") with pantry.

Dining Room - 4.85m max x 2.82m (15'11" max x 9'3")

Guest WC - 1.96m x 0.84m (6'5" x 2'9") with understairs storage.

First Floor Landing with airing cupboard.

Bedroom - 3.43m x 2.87m into built in storage (11'3" x 9'5" into built in storage) with built in storage.

Bedroom - 3.43m x 1.96m (11'3" x 6'5") with built in storage.

Bedroom - 3.33m x 3.02m max (10'11" x 9'11" max)

Bedroom - 3.3m x 2.41m max (10'10" x 7'11" max) with built in storage.

Bathroom - 1.78m x 1.68m (5'10" x 5'6")

Garage - 5.13m x 2.51m (16'10" x 8'3")

Driveway To Fore with carport.

Enclosed Rear Garden

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Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- WALKING DISTANCE OF SEDGLEY HIGH STREET & WELL REGARDED SCHOOLS
- FOUR BEDROOM DETACHED FAMILY HOME
- DESIRABLE SEDGLEY POSTCODE
- EARLY VIEWING RECOMMENDED
- BRIGHT LOUNGE & SEPARATE DINING ROOM OVERLOOKING GARDEN

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).
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MISREPRESENTATION ACT 1967
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