



Northwinds, Greenleigs, Sedgley, Dudley, West Midlands, DY3 3RZ

BERRIMAN
EATON

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A superbly presented and extended five-bedroom detached home, offering generous accommodation including an open-plan living/dining/kitchen and three bath/shower rooms. Occupying a private plot with off street parking, a garage and rear garden in a highly sought-after location.

LOCATION

Greenleighs is a well established road situated between the Northway and Wolverhampton Road with a variety of individual residences of high repute. The area is perfectly situated to give access to Sedgley High Street and Wolverhampton City Centre. There are a variety of shops and facilities in Sedgley. There is a regular bus route along Wolverhampton Road. The closest Primary School is Alder Coppice although there is a good selection of Primary and Secondary Schools within convenient travelling distance. Alder Coppice Woods offer excellent walking opportunities together with Penn Golf Club.

DESCRIPTION

Northwinds is a superbly presented detached residence which has been thoughtfully extended by the current owners to provide well-balanced accommodation throughout. The internal layout comprises two reception rooms, an impressive open-plan living/dining/kitchen, a laundry and guest cloakroom, while to the first floor there are five bedrooms and three bath/shower rooms.

Externally, the property is set on a good-sized plot down a private drive, offering a good degree of privacy. The rear garden is beautifully maintained and the property further benefits from off-street parking and a garage.

ACCOMMODATION

The front door opens into a welcoming ENTRANCE HALL, featuring parquet flooring, a storage cupboard, and a double-glazed window to the front. The SITTING ROOM offers a charming space with a coved ceiling, wiring for wall lights, an inset log burner, a double-glazed side window, and a bay window overlooking the front elevation. The LOUNGE is generously proportioned and beautifully presented, with a coved ceiling, wall panelling, wiring for wall lights, and a feature fireplace with a gas fire. Double-glazed bifold doors opening out to the rear. From the hall, a door leads into an impressive OPEN PLAN LIVING/DINING/KITCHEN area. This space is fitted with a comprehensive range of shaker-style wall and base units, complemented by quartz work surfaces. There is space for a fridge, freezer, and range-style cooker, along with a sink and drainer and an integrated dishwasher. The room is flooded with natural light through double-glazed side windows, skylights, and sliding doors, which provide pleasant views over the rear garden. The kitchen leads through to a separate LAUNDRY, fitted with base cupboards and granite work surface, there is space for a washing machine and tumble dryer and a sink and drainer. A double-glazed window and door provide access to the rear garden, while an additional door connects to the garage. The GUEST CLOAKROOM has a pedestal wash basin, WC, tiled walls, and a double-glazed window.

Stairs rise to the first-floor LANDING, which features a double-glazed window to the front and access to the loft. The PRINCIPAL SUITE comprises a spacious double bedroom with wall panelling, a range of fitted wardrobes, a double-glazed window overlooking the rear and a stylish ENSUITE SHOWER ROOM fitted with a walk-in shower cubicle with rainfall shower and separate hose, a pedestal wash basin, WC, tiled walls and flooring, and integrated ceiling lighting. There are FOUR ADDITIONAL BEDROOMS, all double rooms in size, each benefiting from double-glazed windows. The FAMILY BATHROOM has a cast iron free standing clawfoot bath, pedestal wash basin, WC and double glazed side window. The MAIN SHOWER ROOM is well-appointed with a shower cubicle, wash basin, WC, tiled flooring, integrated ceiling lighting, and a double-glazed window to the side elevation.

OUTSIDE

The property enjoys an attractive frontage, set behind a Tarmac DRIVEWAY that provides off-street parking for several vehicles, a shaped lawn and a low brick boundary wall. The GARAGE offers ample storage space and has electric light and power. Gated side access leads through to the delightful, mature REAR GARDEN, which benefits from an excellent degree of privacy. The garden has a paved terrace, a well-maintained lawn, and well-stocked beds and borders with a variety of shrubs, along with a useful garden shed.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E- Dudley

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Lettings Office

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Bridgnorth Office

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Wombourne Office

01902 326366

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Offers Around
£695,000

EPC:

www.berrimaneaton.co.uk

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**NORTHWINDS
GREENLEIGHS, SEDGLEY**

HOUSE: 206.4sq.m. 2221sq.ft.
GARAGE: 21.6sq.m. 233sq.ft.
TOTAL: 228sq.m. 2454sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



