



Woodbank Road, Brownswall Estate, Sedgley
DY3 3NW

Taylors

Offers in the Region of
£349,950

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

STUNNING EXTENDED THREE-BEDROOM FAMILY HOME ideally positioned on the desirable BROWNSWALL ESTATE IN SEDGLEY, within easy walking distance of well-regarded schools, excellent transport links and a range of useful local amenities.

Tastefully presented throughout to a high standard by the current owners, this impressive home offers deceptively spacious and thoughtfully planned accommodation, complemented by gas central heating and double glazing throughout. The property briefly comprises; welcoming reception hall, bright and spacious extended lounge overlooking the rear garden, separate dining room, stylish fitted kitchen with a range of integrated appliances, useful utility room with guest WC, first floor landing, THREE BEDROOMS including an impressive principal bedroom with en-suite bathroom, and a modern family shower room. Externally, the property continues to impress with a WELL-ESTABLISHED ENCLOSED REAR GARDEN, featuring a paved seating area ideal for outdoor dining and entertaining. To the front is a GENEROUS DRIVEWAY providing ample off-road parking, together with a garage.

A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED FAMILY HOME IN A HIGHLY SOUGHT-AFTER LOCATION – EARLY VIEWING IS HIGHLY RECOMMENDED!

Council Tax - C EPC - TBA 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.

Reception Hall with understairs storage & cloaks cupboard.

Extended Lounge - 6.93m x 3.4m max (22'9" x 11'2" max) (rear).

Dining Room - 3.84m into bay x 3.38m max (12'7" into bay x 11'1" max) (front).

Kitchen - 3.58m x 2.69m (11'9" x 8'10") with a range of integrated appliances.

Utility Room - 3.4m x 2.36m max (11'2" x 7'9" max)

Guest WC - 1.17m x 1.12m (3'10" x 3'8")

First Floor Landing

Principle Bedroom - 3.96m into bay x 3.4m (13'0" into bay x 11'2")

Ensuite Bathroom - 2.69m max x 1.93m (8'10" max x 6'4")

Bedroom - 3.63m x 3.38m (11'11" x 11'1")

Bedroom - 2.24m x 2.18m into built in storage (7'4" x 7'2" into built in storage) with built in storage (currently used as an office/ dressing room).

Shower Room - 1.78m x 1.52m (5'10" x 5'0")

Garage - 4.78m x 2.62m (15'8" x 8'7")

Enclosed Rear Garden with paved seating area.

Generous Driveway To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House



- BEAUTIFULLY PRESENTED THROUGHOUT TO A HIGH STANDARD BY CURRENT OWNERS
- WALKING DISTANCE OF WELL REGARDED SCHOOLS, USEFUL AMENITIES & BAGGERIDGE COUNTRY PARK.
- EXTENDED BRIGHT LOUNGE TO REAR & SEPARATE STYLISH DINING ROOM TO FORE
- SUPERB KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES LEADING INTO USEFUL UTILITY ROOM
- THREE BEDROOMS, PRINCIPLE BEDROOM BENEFITTING FROM ENSUITE BATHROOM

MUST BE VIEWED TO BE APPRECIATED

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MISREPRESENTATION ACT 1967

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