



Sunningdale Drive, Tividale

B69 1PX

Taylors

**Offers in the Region of
£349,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

STUNNING! An IMPRESSIVE DETACHED THREE BEDROOM FAMILY HOME, beautifully presented throughout by the current owners and occupying a desirable cul-de-sac position within the popular Tividale area, conveniently located close to a range of local amenities, well regarded schools and excellent transport links.

This stylish and versatile home benefits from gas central heating and double glazing throughout and offers spacious accommodation ideal for modern family living. The accommodation briefly comprises; welcoming reception hall, bright and spacious lounge featuring a charming log burner, separate dining room, conservatory overlooking the rear garden, second reception room currently utilised as a study, contemporary fitted kitchen and guest WC. To the first floor, the property enjoys THREE WELL PROPORTIONED BEDROOMS and a modern shower room. Externally, the property boasts a beautifully maintained and well-established enclosed rear garden, providing an excellent space for relaxing and entertaining. The additional garage has been thoughtfully converted and is currently used as a gym, offering flexible additional space to suit a variety of needs. To the front, a generous driveway provides ample off-road parking for multiple vehicles. Early viewing is highly recommended to fully appreciate the exceptional presentation, versatile accommodation and sought-after cul-de-sac location this outstanding family home has to offer.

Council Tax - D EPC - D 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/engb/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 cloaks cupboard.

Lounge - 4.19m max x 3.43m (13'9" max x 11'3")

Kitchen - 3.43m max x 2.64m (11'3" max x 8'8") with understairs storage.

Guest WC - 2.18m x 1.12m max (7'2" x 3'8" max)

Dining Room - 3.61m x 2.69m (11'10" x 8'10")

Conservatory - 2.67m x 2.06m (8'9" x 6'9")

Study - 2.97m x 2.74m (9'9" x 9'0")

First Floor Landing with airing cupboard.

Bedroom - 3.33m into fitted wardrobes x 2.67m (10'11" into fitted wardrobes x 8'9") with fitted wardrobes.

Bedroom - 3.48m max x 2.74m into fitted wardrobes (11'5" max x 9'0" into fitted wardrobes) with fitted wardrobes.

Bedroom - 2.72m x 2.67m max (8'11" x 8'9" max)

Shower Room - 2.39m x 1.6m (7'10" x 5'3")

Gym - 5.03m x 2.26m (16'6" x 7'5") (former garage) with st

Enclosed Rear Garden

Driveway To Fore





Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

Taylors

- POPULAR TIVIDALE CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED THREE BEDROOM FAMILY HOME
- BRIGHT LOUNGE LEADING INTO SEPARATE DINING ROOM
- EARLY VIEWING RECOMMENDED
- CLOSE PROXIMITY TO LOCAL AMENITIES & TRANSPORT LINKS

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MISREPRESENTATION ACT 1967

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