



**72, Gorge Road, Sedgley,  
Dudley, DY3 1LA**

**Taylor's**

**Offers in the Region of  
£290,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Spacious Family Home with Stunning Rear Views – Prime Sedgley Location

Occupying a fantastic position in The Gorge, Sedgley, this well-maintained and spacious three-bedroom home enjoys wonderful open views to the rear and offers easy access to Sedgley town centre, well-regarded local schools, and a variety of amenities.

The property benefits from gas central heating and double glazing, and is ideal for families seeking a well-connected home in a desirable location.

The accommodation briefly comprises:

Welcoming entrance hall

Comfortable lounge

Separate dining room

Kitchen

First floor landing

Three generously sized bedrooms

Family bathroom

Externally, the home features an enclosed rear garden with lovely open views, a garage, driveway parking, and attractive front gardens.

A rare opportunity to secure a home in this sought-after setting – early viewing is highly recommended!

Council Tax - C EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/engb/broadbandcoverage/](http://checker.ofcom.org.uk/engb/broadbandcoverage/)

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

## Hall

**Living Room** - 4.14m x 3.94m max (13'7" x 12'11" max)

**Kitchen** - 3.38m x 2.51m (11'1" x 8'3") with pantry cupboard.

**Dining Room** - 3.48m x 2.26m (11'5" x 7'5")

**First Floor Landing** with storage cupboard.

**Bedroom** - 4.57m max x 3.02m (15'0" max x 9'11")

**Bedroom** - 2.97m x 2.95m max (9'9" x 9'8" max)

**Bedroom** - 3.02m x 2.13m (9'11" x 7'0")

**Shower Room** - 2.26m x 1.85m (7'5" x 6'1")

**Garage** - 6.83m x 2.34m (22'5" x 7'8")

**Private Rear Garden**





**Council Tax Band: C**

**Tenure: Freehold**

**Property Type: Detached House**

**Taylor's**

- WONDERFUL OPEN VIEWS TO REAR
- POPULAR SEDGLEY LOCATION
- WALKING DISTANCE OF LOCAL AMENITIES & WELL REGARDED SCHOOLS
- NO UPWARD CHAIN
- DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- DELIGHTFUL REAR GARDEN

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