



**Sunningdale Road, Northway, Sedgley**

**DY3 3PP**

**Taylor's**

Offers in the Region of  
**£349,950**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

STUNNING DETACHED FAMILY HOME beautifully presented throughout and enviably situated on the highly sought-after Northway Estate, close to a range of local amenities and well-regarded schools. Boasting attractive views to the fore, this impressive residence benefits from gas central heating and double glazing, offering spacious and versatile accommodation ideal for modern family living. The ground floor briefly comprises an entrance porch leading into a welcoming hallway, a bright and comfortable lounge, and a stunning open-plan breakfast kitchen complete with bi-fold doors opening onto the rear garden—perfect for entertaining. There is also a separate playroom, along with a former garage currently utilised as a gym with additional storage space.

To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property features an enclosed, tiered rear garden with a fantastic garden room currently used as a bar, creating an ideal space for relaxing and socialising. To the front, there is a generous driveway providing ample off-road parking.

This exceptional home must be viewed to fully appreciate the quality, space and desirable location on 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/en-gb/broadbandcoverage/](http://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.

### **Entrance Porch**

#### **Hall**

**Lounge** - 4.09m x 3.81m (13'5" x 12'6")

**Stunning Open Plan Breakfast Kitchen** - 5.13m x 3.28m (16'10" x 10'9") with bi-fold doors into rear garden.

**Play Room** - 2.84m x 2.77m (9'4" x 9'1") with storage.

**Store Room** - 3.45m x 3.33m max (11'4" x 10'11" max) (currently used as gym) with further storage to fore (former garage).

### **First Floor Landing**

**Bedroom** - 4.19m x 2.54m into fitted wardrobes (13'9" x 8'4" into fitted wardrobes) with fitted wardrobes.

**Bedroom** - 3.18m x 3.05m max (10'5" x 10'0" max)

**Bedroom** - 3.15m x 2.03m max (10'4" x 6'8" max) with overstairs storage.

**Bathroom** - 2.39m x 1.65m (7'10" x 5'5")

### **Driveway To Fore**

### **Enclosed Tiered Rear Garden**

**Garden Room** - 5.08m x 2.44m (16'8" x 8'0") currently used as a bar, with eletrics.



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**Council Tax Band: D**

**Tenure: Freehold**

**Property Type: Detached House**

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- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE VIEWS TO FORE
- STUNNING OPEN PLAN BREAKFAST KITCHEN WITH BI-FOLDS DOORS OVERLOOKING GARDEN
- DETACHED THREE BEDROOM FAMILY HOME ON DESIRABLE NORTHWAY ESTATE
- WALKING DISTANCE OF WELL REGARDED SCHOOLS & USEFUL AMENITIES
- MUST BE VIEWED TO BE APPRECIATED

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