

SmartSale



Westfield Road

Sedgley, Dudley DY3 1PY

- Modern shower room
- Kitchen-dining area
- Secure gated driveway with adequate parking
- Low-maintenance rear garden
- Lounge area
- Conservatory
- Three-bedroom semi-detached home

£189,950 Freehold





Location



Full Description

Welcome to this charming three-bedroom semi-detached house located in the heart of Sedgley, an ideal property for families and first-time buyers looking for a comfortable and convenient home. Boasting a generous reception room and a practical layout, this delightful residence offers a fantastic opportunity to put your personal touch on a well-situated property in a thriving community. Upon entering, you are greeted by a spacious reception room flooded with natural light, creating a warm and inviting atmosphere for relaxing, entertaining guests, or enjoying family time. The versatile space provides ample room for both living and dining furniture, making it perfect for everyday living or hosting social gatherings.



The kitchen offers a functional space to prepare meals with plenty of potential to upgrade and modernise to suit your culinary needs. Its practical design ensures easy access and an efficient workflow while cooking. Adjacent to the kitchen, there is convenient access to the outdoor garden area, ideal for al fresco dining, gardening, or simply unwinding after a long day.



This property features a bright and airy modern shower room, as well as three well-proportioned bedrooms, offering comfortable accommodation for family members, guests, or the opportunity to set up a home office or hobby room. Each bedroom benefits from ample natural light and flexible layouts, allowing you to personalise the spaces according to your lifestyle and requirements. Externally, the property enjoys a conservatory and a private garden space that presents a superb backdrop for outdoor activities and offers great potential for landscaping and gardening projects. Additionally, the semi-detached nature of the house ensures added privacy and space compared to terraced alternatives.

Whether you are a growing family, a couple, or an investor looking for a property with strong rental potential, this semi-detached house presents a fantastic opportunity to secure a well-located home full of promise. With some updates and personal touches, this property could easily become your perfect residence or a valuable addition to your

portfolio.

Don't miss out on this great chance to own a spacious three-bedroom semi-detached house in Sedgley. Contact us today to arrange a viewing and take the first step towards making this wonderful property your new home.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their

offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **C**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.