



Woodbank Road, Brownswall Estate, Sedgley
DY3 3NW

Taylors

Offers in the Region of
£269,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

CHARMING THREE BEDROOM SEMI-DETACHED FAMILY HOME positioned on the highly desirable BROWNSWALL ESTATE in SEDGLEY, ideally situated within walking distance of well-regarded schools, excellent transport links, local amenities, and picturesque countryside walks. Offered for sale with NO UPWARD CHAIN, this well-maintained property presents an excellent opportunity for first-time buyers, growing families, or those looking to put their own stamp on a spacious home.

Benefiting from gas central heating and double glazing throughout, the well-appointed accommodation briefly comprises an entrance porch, welcoming reception hall, sitting room, spacious rear lounge opening into a bright conservatory overlooking the garden, and a kitchen. To the first floor are THREE WELL-PROPORTIONED BEDROOMS, a family bathroom, and a separate WC. Externally, the property enjoys a private and enclosed rear garden, offering an ideal space for relaxing or entertaining, together with a garage and a driveway providing ample off-road parking to the fore.

Located in one of Sedgley's most sought-after residential areas, this delightful family home offers generous accommodation, excellent potential, and the added advantage of being available with NO UPWARD CHAIN. 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.

Entrance Porch

Reception Hall with understairs storage.

Sitting Room - 3.89m into bay x 3.3m max (12'9" into bay x 10'10" max) (front)

Lounge - 3.78m x 3.02m max (12'5" x 9'11" max) (rear)

Conservatory - 3.23m max x 2.92m (10'7" max x 9'7") (not square).

Kitchen - 3.35m max x 2.39m (11'0" max x 7'10") with pantry.

First Floor Landing

Bedroom - 4.14m into bay x 2.72m (13'7" into bay x 8'11") with built in storage.

Bedroom - 3.78m x 2.49m (12'5" x 8'2") with built in storage.

Bedroom - 2.41m x 2.13m (7'11" x 7'0")

Bathroom - 2.39m x 1.52m max (7'10" x 5'0" max) with built in storage.

Separate WC - 1.42m x 0.74m (4'8" x 2'5")

Garage - 7.52m x 2.34m (24'8" x 7'8")

Enclosed Rear Garden

Driveway To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

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- BRIGHT CONSERVATORY OVERLOOKING GARDEN
- HUGE POTENTIAL
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- POPULAR BROWNSWALL ESTATE LOCATION
- MUST BE VIEWED TO BE APPRECIATED
- THREE BEDROOM FAMILY HOME

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MISREPRESENTATION ACT 1967

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