

33, Townsend Avenue, Sedgley,

Dudley, DY3 3SJ

Taylors

Offers in the Region of

£324,950

Bedrooms: 5 | **Bathrooms:** 2 | **Receptions:** 2

A TREMENDOUS, EXTENDED FIVE BEDROOM, SEMI-DETACHED FAMILY HOME, superbly positioned in the popular Sedgley area and tastefully improved and significantly enlarged by the current owners. Benefiting from gas central heating and UPVC double glazing, this impressive residence offers generous living space throughout and includes an entrance porch, a welcoming reception hallway, an attractive lounge, a separate dining room, a light-filled conservatory, and a stylish modern fitted kitchen with a range of integrated appliances. Further accommodation on the ground floor comprises a practical utility room, a ground-floor shower room, and two bedrooms. On the first floor, a spacious landing leads to three additional bedrooms and a well-appointed family bathroom. Outside, the property boasts a generous, beautifully landscaped rear garden, while the front provides a spacious driveway offering ample off-road parking.

EPC - D. Council Tax - B. Tenure – Freehold
Construction: Brick with a pitched interlocking tile roof. All mains services are connected.
Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
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 hallway
Lounge - 3.96m x 3.56m (13'0" x 11'8")
Modern kitchen - 3.28m x 2.87m (10'9" x 9'5")
Dining Room - 3.35m x 3.2m (11'0" x 10'6")
Conservatory - 2.62m x 2.44m (8'7" x 8'0")
Hallway/utility - 4.47m x 2.97m (14'8" x 9'9")
Ground floor shower - 2.21m x 1.19m (7'3" x 3'11")
Bedroom - 2.84m x 2.06m (9'4" x 6'9")
Bedroom - 2.84m x 2.06m (9'4" x 6'9")

First floor landing
Bedroom - 4.09m x 3.4m (13'5" x 11'2")
Bedroom - 3.58m x 3.45m (11'9" x 11'4")
Bedroom - 2.67m x 2.54m (8'9" x 8'4")
Family bathroom - 2.34m x 1.73m (7'8" x 5'8")?
Landscaped rear garden with patio, Driveway

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Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

- FANTASTIC SEDGLEY LOCATION
- EXTENDED FAMILY HOME
- FIVE BEDROOMS
- LOUNGE
- DINING ROOM
- GROUND FLOOR SHOWER ROOM
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- DRIVEWAY OFFERING AMPLE PARKING

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).
These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

MISREPRESENTATION ACT 1967
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