



**64 Springfield Grove,  
DY3 1PS**

**Taylor's**

Offers in the Region of  
**£219,950**

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

Charming & Stylish Home in the Heart of Sedgley

Step inside to discover a welcoming entrance porch and hallway, leading to a bright and spacious lounge, a separate dining room, and a well-appointed fitted kitchen. Upstairs, you'll find three good-sized bedrooms and a contemporary family bathroom.

Outside, enjoy a private enclosed rear garden, perfect for relaxing or entertaining, plus a generous driveway to the front providing ample off-road parking. With gas central heating and UPVC double glazing throughout, this home is ready to move straight into.

EPC - C. Council Tax - A. 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/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://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

Accommodation briefly comprises :-

Entrance porch

Reception hall

Lounge: 12'2" by 10'1" max

Lounge diner: 14' 3" x 12' 2"max

Modern fitted kitchen: 10' x 9' max

Rear hall with utility

Guest WC: 5' 2" x 4' 7"

First floor landing

Bedroom: 13' 6" x 12' max

Bedroom: 12'1"max by 10' max

Bedroom: 10' 5 x 9'

Family bathroom: 6' 3" x 6'1" max

Outside

Good sized rear garden

Driveway, offering ample parking into front





**Council Tax Band: A**

**Tenure: Freehold**

**Property Type: Semi Detached House**

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- POPULAR SEDGLEY LOCATION
- FANTASTIC STARTER HOME
- THREE GENEROUS BEDROOMS
- LOUNGE-DINER
- LIVING ROOM
- MODERN FITTED KITCHEN
- UTILITY AREA
- GUEST W/C
- PRIVATE REAR GARDEN
- GENEROUS DRIVEWAY OFFERING AMPLE PARKING TO FORE

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**MISREPRESENTATION ACT 1967**

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