



**Turls Hill Road, Sedgley**  
**DY3 1HQ**

**Taylors**

Offers in the Region of  
**£229,950**

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

## CHARMING & DECEPTIVELY SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME!

Ideally located in a popular Sedgley neighbourhood, this traditional property is within walking distance of Sedgley High Street, well-regarded schools, and a range of useful local amenities.

Well maintained throughout by the current owners, the home benefits from gas central heating and part double glazing. The impressive accommodation briefly comprises: entrance hall, lounge, separate dining room, inner hall leading to the kitchen, utility room, first-floor landing, three well-proportioned bedrooms, and a family bathroom.

Externally, the property boasts a generous enclosed rear garden, ideal for families and outdoor entertaining.

A fantastic opportunity to acquire a spacious family home in a highly sought-after location - early viewing is recommended!

Council Tax - B EPC - D 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/)

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

### Entrance Hall

**Dining Room** - 4.44m max x 3.02m into bay (14'7" max x 9'11" into bay)

**Lounge** - 4.14m max x 3.63m (13'7" max x 11'11")

**Inner Hall** with understairs storage.

**Kitchen** - 3.18m x 2.59m max (10'5" x 8'6" max)

**Utility Room** - 2.57m x 1.83m (8'5" x 6'0")

### First Floor Landing

**Bedroom** - 4.14m max x 3.66m (13'7" max x 12'0") with built in storage.

**Bedroom** - 3.63m x 3.2m max (11'11" x 10'6" max) with built in storage.

**Bedroom** - 3.18m x 1.73m (10'5" x 5'8")

**Bathroom** - 2.54m x 1.68m (8'4" x 5'6")

**Enclosed Rear Garden** with brick built storage.



**Council Tax Band: A****Tenure: Freehold****Property Type: Semi Detached House**

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**MISREPRESENTATION ACT 1967**

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