



**3, Kinton Rise, Northway, Sedgley,
Dudley, DY3 3RW**

Taylor's

Offers in the Region of
£289,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Immaculately presented semi-detached home, tucked away within a peaceful backwater of the ever-desirable Northway development. Significantly improved by the current owners to a high standard throughout, this ideal family property benefits from gas central heating and double glazing and offers generous, well-planned accommodation.

The ground floor comprises a welcoming entrance hallway, guest W.C., spacious lounge-diner, a modern fitted kitchen with a range of integrated appliances, and a bright conservatory overlooking the garden.

To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property boasts two garages (the rear garage incorporating a useful utility area), an attractively landscaped rear garden, and a good-sized driveway providing parking for multiple vehicles to the front.

This well-maintained property offers a fantastic opportunity for buyers seeking a stylish home in a popular and well-connected location, and early viewing is highly recommended!

Council Tax - C EPC - C Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt 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

Entrance Porch

Lounge - 4.62m x 4.37m max (15'2" x 14'4" max)

Dining Room - 3.45m x 2.16m (11'4" x 7'1")

Kitchen - 3.45m x 2.31m (11'4" x 7'7")

Conservatory - 3.38m x 1.93m (11'1" x 6'4")

Guest WC - 1.27m x 0.79m (4'2" x 2'7")

First Floor Landing

Bedroom - 3.94m x 2.62m (12'11" x 8'7") with fitted wardrobes.

Bedroom - 3.51m x 2.59m (11'6" x 8'6")

Bedroom - 2.39m x 1.96m (7'10" x 6'5")

Shower Room - 2.34m x 1.93m (7'8" x 6'4")

Driveway To Fore with carport.





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

Taylors

- DESIRABLE NORTHWAY ESTATE
- THREE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- MUST BE VIEWED TO BE APPRECIATED
- WALKING DISTANCE OF LOCAL AMENITIES & WELL REGARDED SCHOOLS
- DRIVEWAY, CARPORT & GARAGE

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