



4 Stanton Avenue, Woodsetton
DY1 3RR

Taylor's

Offers in the Region of
£249,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Immaculately Presented 3-Bedroom Semi-Detached Home – No Upward Chain
Desirable Cul-de-Sac Location | Upgraded Throughout | Ample Parking & Workshop

This tremendously upgraded and beautifully presented semi-detached family home is ideally located in a quiet and sought-after cul-de-sac, within easy reach of Coseley Train Station, popular schools, and a range of local amenities.

Key Features:

Attractive entrance hallway with understairs storage
Stylish lounge

Ground floor cloakroom

Stunning kitchen-diner with integrated appliances

Three well-proportioned bedrooms

Outstanding family bathroom

Well-maintained private rear garden

Workshop/store

Driveway with ample off-road parking

Gas central heating & UPVC double glazing

No upward chain

Inside, the property offers a warm and welcoming entrance hallway, leading to a spacious lounge and a modern kitchen-diner fitted with a range of integrated appliances, opening out to the rear garden. Upstairs, the first-floor landing gives access to three generous bedrooms and a luxuriously finished family bathroom. Externally, the landscaped rear garden provides a peaceful retreat with a workshop/store, while the driveway to the front offers ample parking.

- Smart-operated new boiler, still under warranty

- Smart-operated underfloor heating throughout the ground floor

- New insulated flooring on the ground floor, with soundproof insulation on the upper floor

- Full replacement of the entire piping system, Newly built garden shed

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 OFFICE

Accommodation briefly comprises :-

Hallway with Guest WC 4'2 x 2'6

Lounge 13'1 into bay x 11'5 max

Kitchen diner 17'3 max x 11'1

First floor landing





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- STUNNING MODERNISED FAMILY HOME
- POPULAR WOODSETTON CUL-DE-SAC LOCATION
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- STYLISH KITCHEN-DINER
- PRIVATE - WELL ESTABLISHED REAR GARDEN
- NO UPWARD CHAIN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- WORKSHOP/ GARDEN SHED
- AMPLE DRIVEWAY
- GROUND FLOOR CLOAK ROOM

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MISREPRESENTATION ACT 1967

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