



3, Sulgrave Close, Earls Keep, Dudley
DY1 3DE

Taylors

Offers in the Region of
£324,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

SPACIOUS AND IMPRESSIVE DETACHED FAMILY HOME, enviably situated within a favoured cul-de-sac on the desirable Earls Keep development.

Enhanced by gas central heating and double glazing throughout, the well-proportioned accommodation briefly comprises: entrance hall, comfortable lounge, separate dining room, fitted kitchen, guest WC, and conservatory.

To the first floor, the landing leads to three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite, along with a family shower room.

Externally, the property enjoys an enclosed rear garden, a garage, and a driveway to the fore, providing ample off-road parking.

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

Council Tax - D EPC - TBA 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/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Hall

Lounge - 4.98m x 3.07m (16'4" x 10'1")

Kitchen - 4.32m max x 2.51m (14'2" max x 8'3") with pantry.

Dining Room - 3.25m max x 2.41m (10'8" x 7'11" max)

Conservatory - 6.07m x 3.23m (19'11" x 10'7")

Guest WC - 1.45m x 1.04m max (4'9" x 3'5" max)

First Floor Landing with airing cupboard.

Bedroom - 5.13m x 3.2m max (16'10" x 10'6" max) with built in wardrobes.

Ensuite - 2.29m x 1.42m (7'6" x 4'8")

Bedroom - 3.4m max x 2.18m (11'2" max x 7'2")

Bedroom - 2.87m x 2.84m max (9'5" x 9'4" max) with built in storage.

Shower Room - 2.54m max x 1.96m (8'4" max x 6'5")

Garage - 5.44m x 2.72m (17'10" x 8'11")

Enclosed Rear Garden

Driveway To Fore





Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

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- DESIRABLE EARLS KEEP LOCATION
- ATTRACTIVE DETACHED FAMILY HOME
- THREE BEDROOM, PRINCIPLE BEDROOM BENEFITTING FROM ENSUITE
- LOUNGE & SEPARATE SHOWER ROOM
- CONSERVATORY OVERLOOKING ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY TO FORE

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