



Lavender Cottage, 7 Fir Street, Sedgley, Dudley, West Midlands, DY3 4AD

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This is an immaculately presented traditional Country cottage which has been sympathetically extended by the current owners to create a lovely family home. There is gated off road parking and a well established and private rear garden. The internal accommodation briefly comprises a dining hall, sitting room, dining kitchen and shower room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property has a cellar, double glazing and central heating.

EPC : C
WOMBOURNE OFFICE

LOCATION

Fir Street is a charming cul de sac situated on the fringes of Baggeridge Country Park and has pedestrian access to the Park, perfect for dog walkers and nature enthusiasts alike. The property has excellent access for both Sedgley and Wombourne and the facilities that both afford. There are two Primary Schools close by.

DESCRIPTION

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ACCOMMODATION

The DINING HALL has a wooden stable door, double glazed window to the front elevation and tiled floor. The SITTING ROOM has two double glazed windows to the side elevation, double glazed window to the front. staircase rising to the first floor landing with wooden balustrades and recessed fireplace with multi fuel burner. The KITCHEN is fitted with a stylish range of wall and base units with complementary work surfaces, inset Belfast sink with mixer tap, door to the cellar, wooden stable door to the rear garden, space for a Range style oven with fitted extractor, integrated fridge, freezer, washer/dryer and dishwasher, double glazed window to the rear elevation, double glazed lantern ceiling and part tiling to the walls and flooring. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the rear elevation tiled floor and walls.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation and part panelling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, loft access which houses the wall mounted central heating boiler, storage cupboard over the stairs recess and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator, built in wardrobes and further loft with a pull down ladder. The BATHROOM has a claw foot roll edge bath, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the rear elevation and radiator.

OUTSIDE

There is side gated access to the DRIVEWAY which gives off road parking for several vehicles and access to the side garden which has a lawned area and is enclosed by the shaped hedge. There is a rear patio and a brick built shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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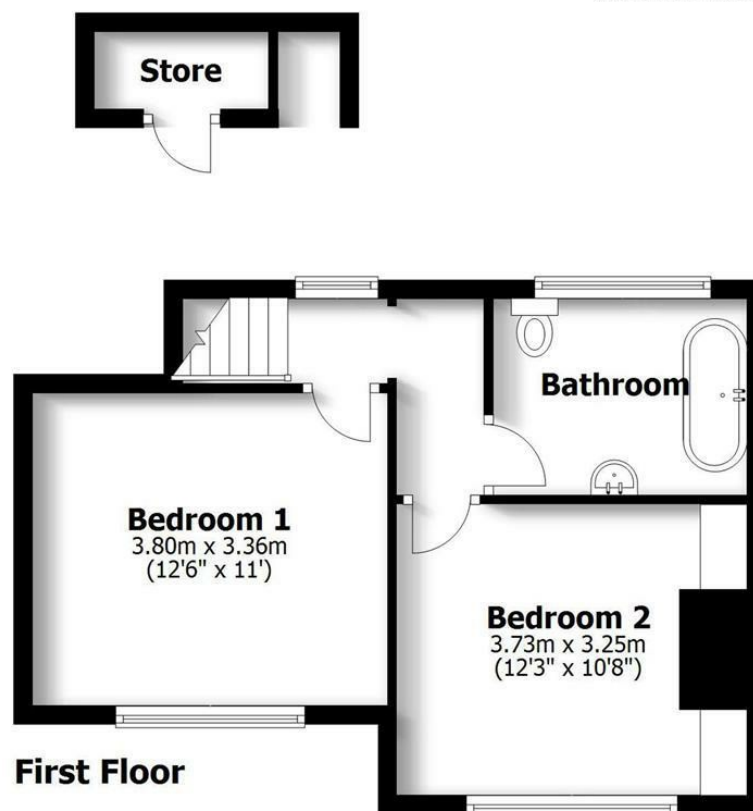
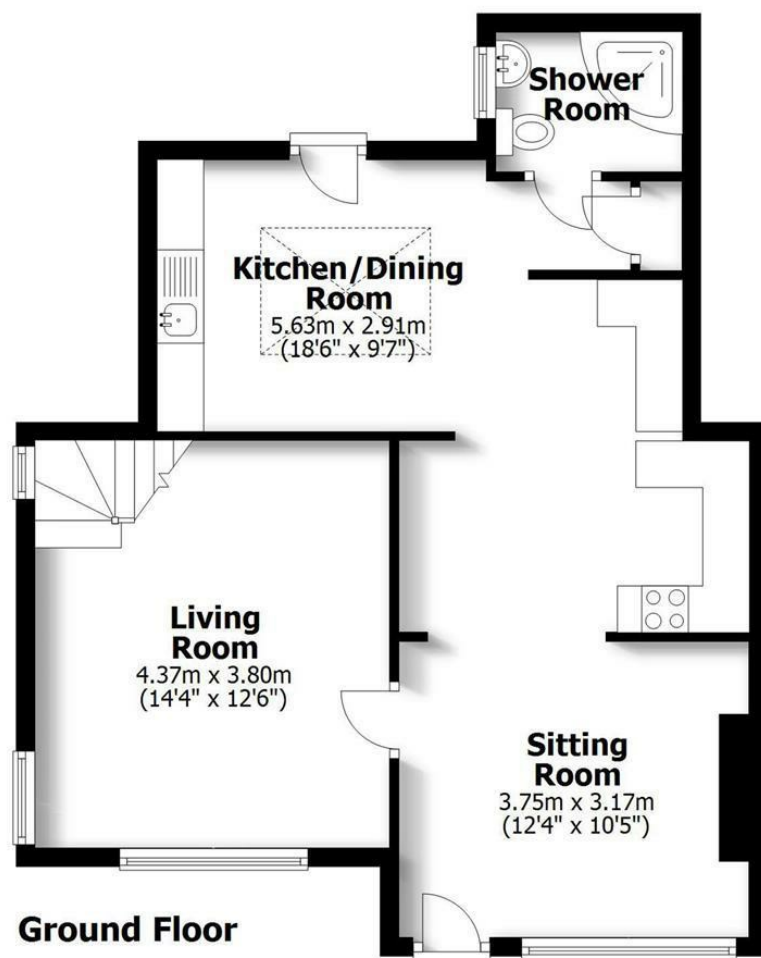
Offers In The Region Of
£450,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



7 Fir Street Sedgley



HOUSE: 92.6sq.m. 997sq.ft.
STORE: 2.2sq.m. 24sq.ft.
TOTAL: 94.8sq.m. 1021sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

