



Lydiates Close, Brownswall, Sedgley
Dudley

Taylors

Offers in the Region of
£275,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This SEMI-DETACHED bungalow enjoys a SOUGHT-AFTER position within the desirable Brownswall area, offering a beautifully balanced layout ideal for comfortable single-level living. A WELCOMING entrance porch leads into an ELEGANT reception hallway, giving access to an ATTRACTIVE lounge-diner designed for both relaxation and entertaining.

The property features TWO DOUBLE bedrooms, a FITTED kitchen and a MODERN shower room, all presented with scope to personalise. Externally, the home benefits from an ENCLOSED rear garden providing privacy and outdoor enjoyment, alongside a USEFUL driveway and garden to the fore. Enhanced by GAS central heating and UPVC DOUBLE glazing, this DESIRABLE bungalow offers a superb opportunity to acquire a well-appointed home in a prime residential setting.

EPC - TBA. Council Tax - C. 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 BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance porch

Reception hallway

Lounge Diner - 4.93m x 3.3m (16'2" x 10'10")

Kitchen - 3.84m x 2.54m (12'7" x 8'4")

Bedroom - 3.2m x 2.87m (10'6" x 9'5")

Bedroom - 3.73m x 3.53m (12'3" x 11'7")

Shower Room - 2.57m x 1.96m (8'5" x 6'5")

South facing rear garden

Driveway and garden to fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

Taylors

- SOUGHT AFTER BROWNSWALL LOCATION
- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- ATTRACTIVE LOUNGE
- FITTED KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- DRIVEWAY & GARDENS TO FORE
- SOUTH FACING FRONT GARDEN

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MISREPRESENTATION ACT 1967

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