



**13, Southerndown Road, Brownswall estate,
Sedgley, DY3 3NB**

Taylors

**Offers in the Region of
£324,950**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Occupying a generous plot and tucked away in a sought-after backwater of the ever-desirable Brownswall neighbourhood in Sedgley, this exceptional extended bungalow offers well-maintained and spacious accommodation throughout. The property comprises an entrance porch and welcoming reception hallway, two or three bedrooms, a comfortable living room, and an impressive 20ft lounge-diner which could also serve as an additional bedroom. There is a fitted kitchen, modern shower room, and a substantial 38ft garage. Outside, the home boasts a generous rear garden and a driveway providing ample forecourt parking. Available with no upward chain, this home is perfect for those seeking space, versatility, and a prime location.

ENTRANCE PORCH

RECEPTION HALL

LOUNGE - 4.72m INTO BAY WINDOW x 3.28m (15'6" x 10'9")

KITCHEN - 3.58m x 2.39m MAX (11'9" x 7'10" MAX)

FAMILY ROOM/ BEDROOM - 6.15m MAX x 3.81m (20'2" MAX x 12'6") NOT SQUARE

BEDROOM - 3.48m x 3m (11'5" x 9'10")

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

SHOWER ROOM - 2.31m x 1.93m (7'7" x 6'4")

GARAGE - 11.61m x 4.04m MAX (38'1" x 13'3" MAX)

EPC - TBA. Council Tax - C. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof and flat felt roof area to extended part of property. 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





Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

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- DESIRABLE BROWNSWALL LOCATION
- GENEROUS CORNER PLOT
- EXTENDED - DECEPTIVELY SPACIOUS BUNGALOW
- ENTRANCE PORCH
- RECEPTION HALLWAY
- TWO/ THREE DOUBLE BEDROOMS
- NO UPWARD CHAIN
- 38 FT GARAGE
- GOOD-SIZED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor). These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

MISREPRESENTATION ACT 1967

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