



62, Monument Lane, Sedgley,
Dudley, DY3 1LY

Taylors

£229,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A STUNNING TWO-BEDROOM STARTER HOME perfectly positioned within easy walking distance of Sedgley Centre, popular schools, and a range of local amenities.

Beautifully presented throughout, this impressive home benefits from gas central heating and UPVC double glazing, and includes: entrance porch, welcoming hall, an attractive lounge, and a stylish extended modern kitchen complete with a range of integrated appliances.

On the first floor are two double bedrooms and a delightful modern shower room.

Outside boasts an outstanding landscaped rear garden featuring a superb garden room, plus a generous driveway to the front providing ample off-road parking.

Accommodation briefly comprises :-

Entrance porch

Hall

Attractive Lounge with media wall 16'5" x 10' max

Stunning open plan Kitchen Diner/Living Room: 17'9" max by 16'1" (not square)

First floor landing

Bedroom: 16' 6 " x 11'4" max with built-in storage

Bedroom: 11'5" x 10'7" max

Stylish modern Shower Room: 7'8" max by 6'

Outside

Impressive landscape, low maintenance rear garden with FANTASTIC SUMMER HOUSE.

Summer House: 14'1" by 9'9" reducing to 5'3" having mains power & lighting.

Driveway offering ample parking, garden.

EPC - E. Council Tax -.A 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

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By law, we are required to conduct anti-money laundering checks on all buyers and sellers, and we take this responsibility very seriously. 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 £49 + VAT per





Council Tax Band: A

Property Type: Semi Detached House

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- IMPRESSIVE SEMI DETACHED STARTER HOME
- TWO DOUBLE BEDROOMS
- ATTRACTIVE LOUNGE
- STUNNING KITCHEN-DINER
- STYLISH SHOWER ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ENTRANCE PORCH
- LANDSCAPED REAR GARDEN
- GARDEN ROOM
- DRIVEWAY OFFERING AMPLE PARKING

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MISREPRESENTATION ACT 1967

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