



**60, Brownswall Road, Brownswall Estate,
Sedgley, DY3 3NT**

Taylors

**Offers in the Region of
£259,950**

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Huge Potential! Deceptively Spacious Extended Three Bedroom Semi-Detached Family Home situated on the highly sought-after Brownswall Estate in Sedgley, within walking distance of well-regarded schools, excellent transport links, and a range of local amenities. Offered for sale with No Upward Chain, this spacious property presents an excellent opportunity for families and buyers looking to modernise and create their ideal home. Benefiting from gas central heating and part double glazing, the well-planned accommodation briefly comprises an entrance porch, hallway, spacious lounge, separate dining room, kitchen, first floor landing, three well-proportioned bedrooms, family bathroom, and a separate WC. Externally, the property enjoys an enclosed rear garden, a garage with workshop/ utility space to rear, and a driveway providing off-road parking to the front. Offering generous living space, fantastic potential, and a prime residential location, this is a superb opportunity not to be missed. Early viewing is highly recommended!

Council Tax - C EPC - C Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat roof section. 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

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

Hall

Lounge - 3.91m into bay x 3.3m (12'10" into bay x 10'10")

Kitchen Diner - 6.17m max x 2.39m (20'3" max x 7'10") with built in storage.

Dining Room - 5.61m x 3.02m max (18'5" x 9'11" max)

Utility Area - 2.59m x 1.57m (8'6" x 5'2") (rear of garage).

First Floor Landing

Bedroom - 4.14m into bay x 3.33m (13'7" into bay x 10'11") with fitted wardrobes.

Bedroom - 3.81m x 3.05m max (12'6" x 10'0" max)

Bedroom - 2.41m x 2.13m max (7'11" x 7'0" max) with upstairs storage.

Bathroom - 2.39m max x 1.6m (7'10" max x 5'3") with built in storage.

Separate WC

Garage - 7.52m x 2.62m (24'8" x 8'7")

Enclosed Rear Garden, Driveway To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

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- HUGE POTENTIAL
- EXTENDED THREE BEDROOM FAMILY HOME
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EARLY VIEWING RECOMMENDED
- POPULAR BROWNSWALL ESTATE LOCATION
- WALKING DISTANCE OF WELL REGARDED SCHOOLS

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MISREPRESENTATION ACT 1967

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