



**8, Wilkes Croft, Sedgley,  
Dudley, DY3 3LL**

**Taylor's**

**Offers in the Region of  
£459,950**

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 2**

**RARE OPPORTUNITY! STUNNING FOUR-BEDROOM DETACHED HOME WITH DOUBLE GARAGE**, occupying a peaceful position within an extremely popular residential area, just a short walk from Sedgley town centre and a wide range of amenities including shops and public transport services.

Beautifully maintained to a high standard throughout by the current owners, the property benefits from gas central heating and double glazing throughout. The impressive and versatile accommodation briefly comprises: entrance hall, bright lounge, separate dining room, useful cloaks room/guest WC, spacious kitchen/diner, utility room, sunroom, and rear hall leading to a workshop with access into the double garage.

To the first floor, the landing leads to an inner hall giving access to the principal bedroom with en-suite, three further well-proportioned bedrooms (one also benefiting from an en-suite), and an additional shower room.

Externally, the property enjoys an enclosed rear garden with paved seating area, ideal for outdoor entertaining, along with a generous driveway to the fore providing ample off-road parking.

This impressive family home offers spacious, flexible accommodation in a highly sought-after location, and early viewing is strongly recommended!

Council Tax - E EPC - TBA 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/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

#### **Entrance Hall**

**Lounge** - 6.15m x 3.3m (20'2" x 10'10")

**Dining Room** - 5.64m x 3.02m (18'6" x 9'11")

**Cloakroom/ Guest WC** - 1.88m max x 1.32m (6'2" max x 4'4")

**Kitchen Diner** - 4.6m x 2.97m (15'1" x 9'9")

**Utility Room** - 3.05m x 2.36m (10'0" x 7'9")

**Sun Room** - 3.84m x 2.13m (12'7" x 7'0")

#### **Rear Hall**

**Double Garage** - 5.59m x 5.28m (18'4" x 17'4")

**Workshop** - 3.58m x 1.98m (11'9" x 6'6") (with access from

**First Floor Landing** with airing cupboard.

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**Council Tax Band: E**

**Tenure: Freehold**

**Property Type: Detached House**

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- HIGHLY DESIRABLE SEDGLEY POSTCODE
- FOUR BEDROOMS (TWO BEDROOMS BENEFITTING FROM EN-SUITE)
- RARE OPPORTUNITY - MUST BE VIEWED TO BE APPRECIATED
- GENEROUS DRIVEWAY TO FORE & DOUBLE GARAGE
- WALKING DISTANCE OF SEDGLEY HIGH STREET
- BEAUTIFULLY PRESENTED THROUGHOUT

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**MISREPRESENTATION ACT 1967**

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