



**6, Eaves Court Drive, Northway, Sedgley**  
Sedgley DY3 3QZ

**Taylor's**

Offers in the Region of  
**£280,000**

## Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Immaculately Presented Semi-Detached Family Home on the Popular Northway Estate! This beautifully maintained semi-detached home is ideally located on the ever-popular Northway Estate, within walking distance of local shops, schools, and a wide range of everyday amenities. Offering gas central heating and double glazing throughout, the property boasts spacious, well-appointed interiors with modern finishes, making it an ideal choice for families or first-time buyers alike. The accommodation briefly comprises: Welcoming entrance hallway  
Comfortable, attractive lounge  
Separate dining room  
Well-fitted stylish kitchen  
First floor landing  
Three good-sized bedrooms  
Stunning family bathroom  
Private rear garden  
Garage and driveway to the front providing off-road parking  
A fantastic opportunity to secure a stylish and conveniently located home in a sought-after area!

Council Tax - C EPC - D Tenure - Freehold.  
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/eng/broadbandcoverage/](http://checker.ofcom.org.uk/eng/broadbandcoverage/)  
Flood Risk - Less than 0.1% chance per annum.  
SEDGLEY BRANCH

**Reception Hallway** with seating area.

**Attractive Lounge** - 4.42m max x 3.76m (14'6" max x 12'4")

**Dining Room** - 3.66m x 2.16m (12'0" x 7'1")

**Kitchen** - 3.51m x 2.62m (11'6" x 8'7") with various integrated appliances & pantry cupboard.

### First Floor Landing

**Bedroom** - 3.45m x 2.74m (11'4" x 9'0") with built in wardrobes.

**Bedroom** - 3.89m x 2.74m max (12'9" x 9'0" max) with built in wardrobes.

**Bedroom** - 2.46m x 1.96m (8'1" x 6'5")

**Stunning Bathroom** - 2.39m x 1.98m (7'10" x 6'6")

### Outside

### Garage

### Driveway & Garden To Fore

### Secure Gated Access To Private Rear Garden

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.



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**Council Tax Band: C**

**Tenure: Freehold**

**Property Type: Semi Detached House**

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- DESIRABLE NORTHWAY ESTATE
- SHORT WALK FROM LOCAL AMENITIES, TRANSPORT LINKS & WELL REGARDED SCHOOLS
- SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- STYLISH KITCHEN
- THREE BEDROOMS
- STUNNING BATHROOM
- PRIVATE REAR GARDEN & GARAGE
- EPC - D

**COUNCIL TAX - C**

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#### MISREPRESENTATION ACT 1967

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The vendor does not make nor give and neither Taylor's nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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