



156, Northway, Sedgley,  
Dudley, DY3 3PZ

Taylors

Offers in the Region of  
£299,950

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

**A Superbly Presented Detached Family Home in a Prime Northway Location**

Perfectly positioned on the ever-popular Northway, this deceptively spacious and immaculately maintained detached residence offers the ideal blend of comfort, style, and practicality—making it a standout choice for growing families or discerning buyers.

From the outset, the home impresses with its attractive frontage and ample driveway parking, leading into a welcoming entrance porch and convenient guest W/C. The heart of the home is the 21ft through-lounge, a bright and versatile space perfect for both relaxing and entertaining.

The modern fitted kitchen is equipped with a range of integrated appliances, seamlessly flowing into a stunning 19ft conservatory—bathed in natural light and offering delightful views of the garden, it's the perfect spot for dining or unwinding.

An inner hallway leads to the first floor, where you'll find three well-proportioned bedrooms and an attractive family bathroom, all thoughtfully designed with comfort in mind.

Outside, the well-established rear garden provides a peaceful retreat, ideal for family life or summer gatherings. A garage adds further convenience, while gas central heating and UPVC double glazing ensure year-round efficiency and comfort.

**EPC - TBA. Council Tax - D. 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/) [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://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**

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.



**Council Tax Band: D**

**Tenure: Freehold**

**Property Type: Detached House**



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#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

