

# HUNTERS<sup>®</sup>

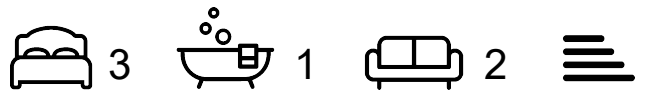
HERE TO GET *you* THERE



## High Park Crescent

Sedgley, DY3 1QZ

Asking Price £350,000



Hunters are pleased to present this stunning detached house on High Park Crescent, Sedgley, offers a practical and modern living environment in a location convenient for a range of amenities. The property comprises three bedrooms, including a master double bedroom, a second double bedroom, and a single bedroom.

The open-plan kitchen, enhanced with a kitchen island, natural light from a skylight, and bi-folding doors leading to the rear garden, provides a functional family space. The kitchen also features a separate breakfast area and snug, ideal for both daily family living and entertaining. Adjacent to the kitchen is a reception room benefiting from a bay window to the front and a log burner.

The modern family bathroom is fitted with a rain shower and heated towel rail. The exterior includes a front garden with off-road parking, as well as a private rear garden. The property has been extended to provide flexible accommodation.

High Park Crescent sits in a sought-after area of Sedgley, well-positioned for local schools and green spaces such as Cotwall End Valley, suitable for families or those who enjoy outdoor activities. The Sedgley High





Hall

This welcoming entrance hall is bright and spacious, featuring light walls and carpeted stairs with a modern glass-panelled balustrade. The hall benefits from a storage cupboard under the stairs and provides access to the ground floor rooms and a convenient cloakroom fitted with white subway tiles and a contemporary basin.

Living Room 13'7" x 11'2" (4.14m x 3.40m)

The living room is a cosy space featuring a large bay window with plantation shutters that fill the room with natural light. It has carpeted flooring and a focal wood-burning stove set within a stone surround and timber mantle, adding warmth and charm to the room. Neutral tones and classic coving complete the inviting atmosphere.

Kitchen/Diner 21'9" x 18'7" (6.63m x 5.66m)

The kitchen/diner is a spacious, open-plan room measuring 6.63m by 5.66m. It boasts a contemporary design with grey shaker-style cabinetry, white quartz worktops, and integrated appliances including a double oven and five-burner gas hob. The room is filled with natural light from a skylight and large sliding patio doors that open onto the garden. An island unit provides additional workspace and seating, while light wood-effect flooring adds a fresh, airy feel. Adjacent to this area, a utility room provides practical space with a door to the outside.

Utility/Office 12'5" x 5'4" (3.78m x 1.63m)

This versatile room is currently arranged as a home office or utility space. It offers practical storage and a window to the exterior, ideal for a functional work or laundry area, measuring 3.78m by 1.63m.

Bedroom 1 13'8" x 11'1" (4.17m x 3.38m)

Bedroom 1 is a generous double room with a large bay window fitted with plantation shutters that allow plenty of natural light to fill the space. It is carpeted and decorated in soft neutral tones. The room is presented with built-in wardrobes and offers ample space for additional furniture, creating a restful retreat.

Bedroom 2 11'2" x 11'1" (3.40m x 3.38m)

Bedroom 2 is another well-proportioned double room with light carpeting and a window overlooking the rear garden. Neutral decoration and ample space make it a comfortable sleeping area or adaptable for other uses.

Bedroom 3 8'4" x 7'5" (2.54m x 2.26m)

Bedroom 3 is a smaller room, currently set up as a child's bedroom, with a window to the front aspect. It features soft carpeting and neutral walls, creating a cosy space suitable for various needs, including a nursery or study.

Bathroom 7'7" x 7'3" (2.31m x 2.21m)

The family bathroom is fitted with a modern white suite including a curved panel bath with a shower fitment, a wash basin set into a blue vanity unit, and a WC. The walls are finished with white subway tiles, and there is a window that brings in natural light, complementing the contemporary tiled floor.

Rear Garden

The rear garden is a well-maintained outdoor space with a generous paved patio area ideal for al fresco dining and seating. The garden rises to a level lawn bordered by fencing for privacy, with raised planting beds and children's play equipment, making it perfect for family enjoyment.

Front Exterior

The front exterior of the property presents a charming facade with a bay window dressed in shutters and an arched porch entrance. The driveway is spacious, providing ample off-road parking, and there is mature planting bordering one side, enhancing the street appeal.

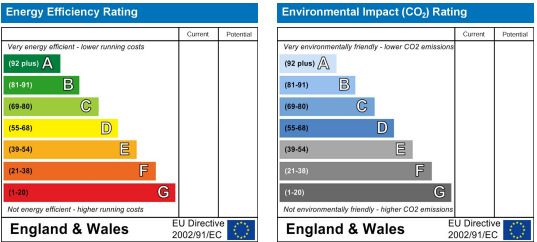
Area Map



Floor Plans



Energy Efficiency Graph



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