



**36, Sandyfields Road, Sedgley, Dudley,**  
**DY3 3LB**

**Taylor's**

Offers in the Region of  
**£359,950**

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

**CHARMING & SPACIOUS DETACHED FAMILY HOME OFFERED FOR SALE WITH NO UPWARD CHAIN!** Ideally positioned on the highly desirable Sandyfields Road, Sedgley, this attractive property enjoys a superb location within walking distance of country parks and a wide range of everyday amenities. The home benefits from gas central heating and double glazing throughout and has been lovingly maintained by the current owners. The accommodation briefly comprises: welcoming entrance hall, bright lounge/diner, fitted kitchen, and rear hall with utility area leading to a shower room with access to the garage. To the first floor are a landing, three well-proportioned bedrooms, and a wet room. Externally, the property boasts a generous enclosed rear garden, along with a driveway and gardens to the fore, providing ample off-road parking and excellent outdoor space.

A fantastic opportunity to acquire a well-cared-for family home in one of Sedgley's most sought-after locations - Early viewing is recommended!

Council Tax - D EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. 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** with storage cupboard.

**Lounge Diner** (L-shaped):

**Lounge Area** - 3.1m max x 2.84m (10'2" max x 9'4")

**Dining Area** - 5.26m x 2.9m (17'3" x 9'6")

**Kitchen** - 4.34m x 2.97m max (14'3" x 9'9" max) with understairs storage.

**Rear Hall** (used as utilities area).

**Shower Room** - 2.29m x 1.55m max (7'6" x 5'1" max) (with access to garage).

**Garage** - 5.33m x 2.44m (17'6" x 8'0")

**First Floor Landing** with airing cupboard.

**Bedroom** - 3.99m x 3.12m (13'1" x 10'3") with fitted wardrobes.

**Bedroom** - 3.15m x 2.95m (10'4" x 9'8")

**Bedroom** - 3.1m x 2.34m max (10'2" x 7'8" max)

**Wet Room** - 2.24m x 1.93m (7'4" x 6'4")

**Enclosed Rear Garden**

**Driveway To Fore**



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**Council Tax Band: D**

**Tenure: Freehold**

**Property Type: Detached House**

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- DESIRABLE SEDGLEY LOCATION
- CHARMING DETACHED THREE BEDROOM FAMILY HOME
- NO UPWARD CHAIN
- BRIGHT & SPACIOUS LOUNGE DINER
- ENCLOSED REAR GARDEN WITH DISTANT VIEWS
- GARAGE & DRIVEWAY TO FORE
- WALKING DISTANCE OF WELL REGARDED SCHOOLS & COUNTRY PARKS
- MUST BE VIEWED TO BE APPRECIATED

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