



SWF



## 26 LYNDALE ROAD SEDGLEY, DY3 3QN

£300,000  
FREEHOLD

Extremely well presented three bedroom semi-detached home situated in a much sought after location convenient for a range of amenities including well regarded schools, shops and access to public transport whilst also benefitting from easy access to both Penn Common & Baggeridge Country Park. The property has been thoughtfully improved and finished to an impressive standard by the current owner and features spacious accommodation throughout, ideal for first time buyers or families alike, and comprises entrance porch, hallway, through living room, re-fitted kitchen/dining room, utility, ground floor w.c., three bedrooms, re-fitted family bathroom, garage and an enclosed garden to the rear. A driveway to the front provides ample off road parking.

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN

## 26 LYNDALE ROAD

- Extremely Well Appointed Three Bedroom Semi-Detached Home
- Situated In A Much Sought After Location
- Close To Baggeridge Country Park & Penn Common
- Improved By The Current Owner To An Impressive Standard
- Re-Fitted Dining Kitchen With Integrated Appliances
- Well Served By A Range Of Amenities
- Driveway Providing Ample Off Road Parking
- Ground Floor W.C & Useful Utility Room



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### APPROACH

The property is approached via a gravel driveway providing off road parking for several vehicles.

### ENTRANCE PORCH

Double glazed window to the front, door to the hallway.

### HALLWAY

Radiator, staircase to the first floor landing and double doors to the living room.

### THROUGH LIVING ROOM

Double glazed bow window to the front, two radiators, feature fireplace with inset electric fire and a door to the dining kitchen.

### RE-FITTED DINING KITCHEN

A particular feature of the property is the impressive re-fitted dining kitchen which features two double glazed windows to the rear, part tiled walls, ceiling down lighters, vertical radiator and a range of well appointed wall, drawer and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There are a number of integrated appliances including a built in electric oven, 4 ring Bosch induction hob, wine rack, dishwasher and fridge freezer. There is a door to the utility whilst a part glazed door provides access to the rear garden.

### UTILITY ROOM

Radiator and a fitted work surface with space beneath for household appliances including plumbing for a washing machine. Doors provide access to the W.C and garage.

### GROUND FLOOR W.C

Ceiling down lighters, close coupled w.c and corner wash hand basin.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, glass balustrade and doors radiating to:

## BEDROOM ONE

Double glazed window to the front, radiator, decorative wall panelling and fitted wardrobes with sliding mirror doors.

## BEDROOM TWO

Double glazed window to the rear, radiator and decorative wall panelling.

## BEDROOM THREE

Double glazed window to the front, radiator, loft access hatch and built in cupboard.

## RE-FITTED FAMILY BATHROOM

Double glazed obscure window to the rear, ceiling down lighters, part tiled walls, towel rail and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and P-shaped bath with shower above.

## REAR GARDEN

To the rear of the property is a southerly facing garden with a paved seating area and lawn beyond.

## GARAGE

Up and over door to the front, power points and lighting.

## COUNCIL TAX

Dudley Council - Tax Band C

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available.

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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### ADDITIONAL INFORMATION

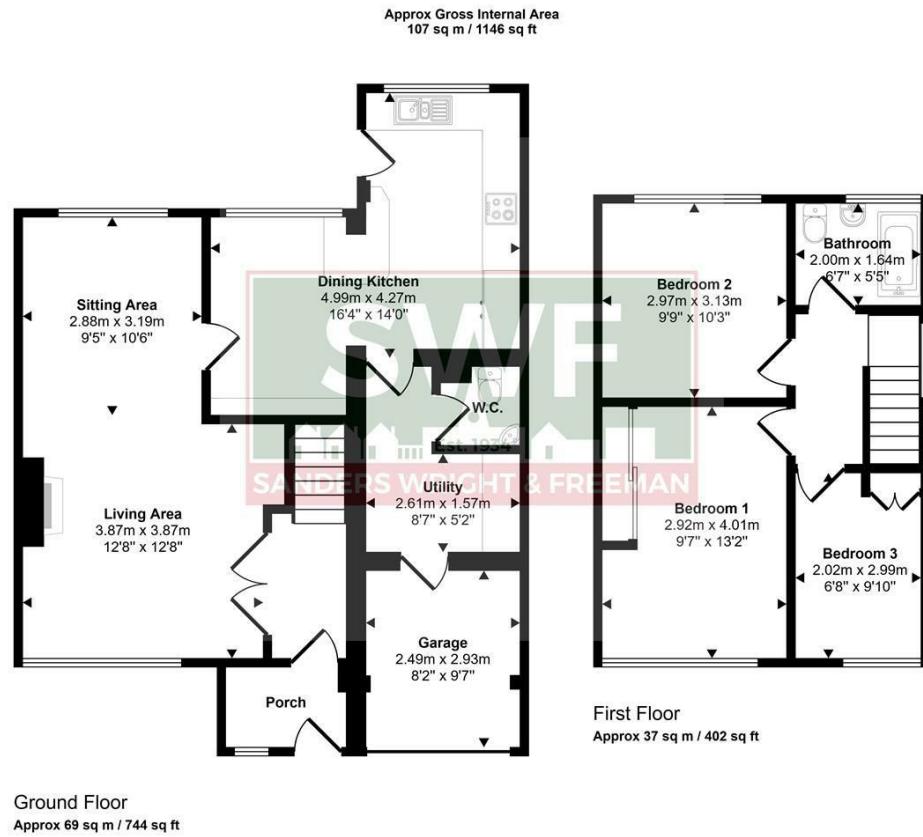
**Local Authority** – Dudley

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	41
(1-20)	G	

*Not energy efficient - higher running costs*

England & Wales      EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements