



**Churchill Gardens, Sedgley  
Dudley, DY3 3GG**

**£375,000**

**A particularly outstanding detached residence occupying a delightful position in a private driveway slightly elevated from the road to provide an impressive aspect to the front.**

**This charming property offers spacious family accommodation and is offered for sale with no upward chain. The property has been extremely well maintained throughout and benefits from four bedrooms, two bathrooms, a spacious living room plus dining room and conservatory, fitted kitchen with utility off, double garage, a private rear garden and off road parking to the front.**

**The property is tastefully decorated and also benefits from central heating and double glazing. This impressive family home is situated in an extremely popular residential area local to a range of amenities including shops, schools and public transport services. Sedgley Town centre is also a short distance away.**

**INTERIOR VIEWING IS HIGHLY RECOMMENDED**

**Approach** By way of private driveway to tarmac driveway past lawn fore garden.

**Reception Hall** Having double glazed front door and central heating radiator.

**Downstairs WC** Having low flush WC and wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

**Living Room** 23' 9" x 12' 5" (7.23m x 3.78m) Having coal effect electric fire with briquette surround, two wall light points, two central heating radiators and double glazed bay window.

**Dining Room** 11' 6" x 9' 0" (3.50m x 2.74m) Having central heating radiator and double glazed bow window.

**Kitchen** 12' 0" x 11' 5" (3.65m x 3.48m) Having inset composite sink top with fitted base units and granite work tops, built in oven with 5 ring gas hob and cooker hood, integrated dishwasher, fitted breakfast bar and serving hatch. Range of fitted wall cupboards, ceramic wall and floor tiles, ceiling spot lights and double glazed window.

**Utility** 11' 7" x 5' 9" (3.53m x 1.75m) Having inset composite sink top with fitted base units and decorative laminate work tops. Ceramic wall and floor tiling, plumbing for washing machine, ceiling spot lights, central heating radiator and double glazed window.

**Conservatory** 12' 4" x 11' 1" (3.76m x 3.38m) Having ceiling light/fan, central heating radiator, electric wall heater, double glazed windows and double glazed door to rear garden.

**Lobby** Having ceramic floor tiling, access in to garage and double glazed door to rear garden.

**Landing** Having airing cupboard, loft hatch for access and central heating radiator.

**Bedroom One** 12' 1" x 10' 2" (3.68m x 3.10m) Having range of built wardrobes and drawers, central heating radiator and double glazed window.

**En-suite** 8' 4" x 6' 6" (2.54m x 1.98m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC and storage. Flush ceiling spot lights, chrome heated towel rail and double glazed window.



**Bedroom Two** 9' 9" x 8' 8" (2.97m x 2.64m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

**Bedroom Three** 9' 6" x 9' 5" (2.89m x 2.87m) Having central heating radiator and double glazed window.

**Bedroom Four** 8' 4" x 7' 3" (2.54m x 2.21m) Having central heating radiator and double glazed window.

**Bathroom** 10' 7" x 4' 7" (3.22m x 1.40m) Having panelled corner bath with shower fitting, bidet, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator, flush ceiling spot lights and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, Brick built barbecue, garden shed and gated side access.

**Double Garage** 17' 2" x 16' 2" (5.23m x 4.92m) Having roller shutter door, light and power points.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

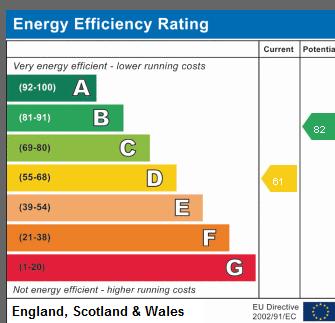
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