



**Bath Street, Sedgley
Dudley, DY3 1LS**

£220,000

A particularly delightful three bedroom family home with conservatory and a stunning garden to the rear that must be seen.

This deceptively spacious mid terraced property has been well maintained and is situated in a popular residential area local to a range of amenities and a short distance from Sedgley Town centre.

The well presented property is thought to be an ideal family home and benefits from central heating, double glazing, downstairs WC, first floor bathroom with separate bath and shower cubicle, off road parking and an extensive rear garden with patio area, lawn areas, summer house, garden shed and fish pond.



Approach By way of tarmac drive providing off road parking for three vehicles and pathway.

Entrance Porch Double glazed windows and door.

Reception Hall Composite front door, under stairs cupboard and central heating radiator.

Living Room 15' 0" x 11' 9" (4.57m x 3.58m) Coal effect electric fire with marble type surround, hearth and fire-place, laminate flooring, central heating radiator and double glazed bow window.

Kitchen 18' 3" x 8' 7" (5.56m x 2.61m) (Max) Inset ceramic type sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob, plumbing for a washing machine and range of fitted wall cupboards. Ceramic wall tiling, laminate flooring, under stairs storage cupboard, central heating radiator, two double glazed windows and door leading out.

WC Low flush WC and double glazed window.

Conservatory 10' 0" x 9' 7" (3.05m x 2.92m) Having one wall light point, central heating radiator, double glazed windows and door leading out to the rear garden.

Landing Loft hatch for access.

Bedroom One 12' 8" x 12' 1" (3.86m x 3.68m) Central heating radiator and double glazed window.

Bedroom Two 13' 9" x 8' 0" (4.19m x 2.44m) Central heating radiator and double glazed window.

Bedroom Three 10' 3" x 7' 9" (3.12m x 2.36m) Laminate flooring, central heating radiator and double glazed window.

Bathroom 8' 8" x 7' 5" (2.64m x 2.26m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard housing 'Worcester' combination boiler, central heating radiator and double glazed window.



Rear Garden Extensive, enclosed and private from neighbouring properties, paved patio area, cold water tap outside power points, neat lawn areas, further patio area, summer house, garden shed, fish pond and gated side access.

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.

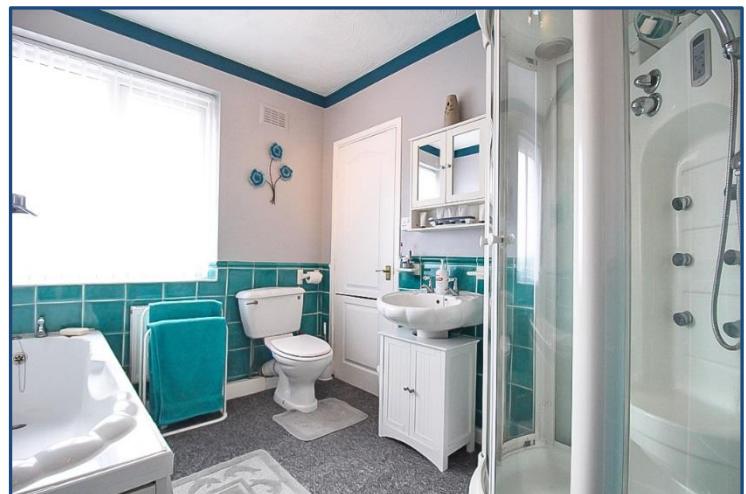
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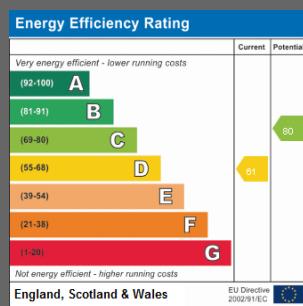
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