



**Turls Hill Road, Sedgley
Dudley, DY3 1HG**

£310,000

An immaculately presented, three bedroom traditional semi detached family home, ideally located close to Sedgley village centre and good schools.

This well maintained property benefits from central heating, double glazing, a fitted kitchen diner, private rear garden plus garage and off-road parking.

The property has been extended and interior viewing is **HIGHLY** recommended.



Approach By way of block paved driveway providing off road parking past lawn fore garden.

Reception Hall

Lounge 15' 6" x 12' 2" (4.72m x 3.71m) Having inset living flame gas fire with feature fireplace, wall light points, central heating radiator and double glazed bay window.

Dining Room 15' 7" x 11' 6" (4.75m x 3.50m) Having wall light points, central heating radiator and french doors to the rear garden.

Kitchen 16' 5" x 7' 10" (5.00m x 2.39m) Having inset stainless steel sink with fitted base units and work tops, built in double oven, hob and cooker hood. Wall cupboards, ceramic wall and floor tiling, ceiling spot lights, double glazed windows and double glazed door.

Landing

Bedroom One 12' 0" x 11' 9" (3.65m x 3.58m) Having central heating radiator and double glazed window.

Bedroom Two 12' 0" x 11' 5" (3.65m x 3.48m) Having central heating radiator and double glazed window.

Bedroom Three 8' 11" x 6' 7" (2.72m x 2.01m) Having central heating radiator and double glazed window.

Shower Room Having white suite comprising: shower cubicle, wash hand basin built into vanity unit and low flush WC. Wall and floor tiling, chrome heated towel rail and double glazed window.

Rear Garden Having paved patio areas, neat lawn areas, numerous flowers and flowering shrubs.

Garage Having 'Up & Over' door.



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.

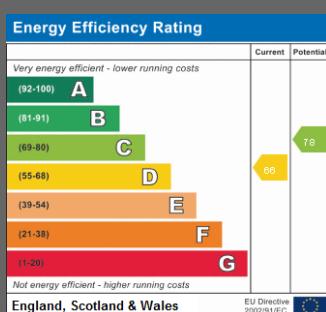
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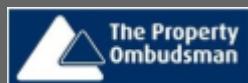
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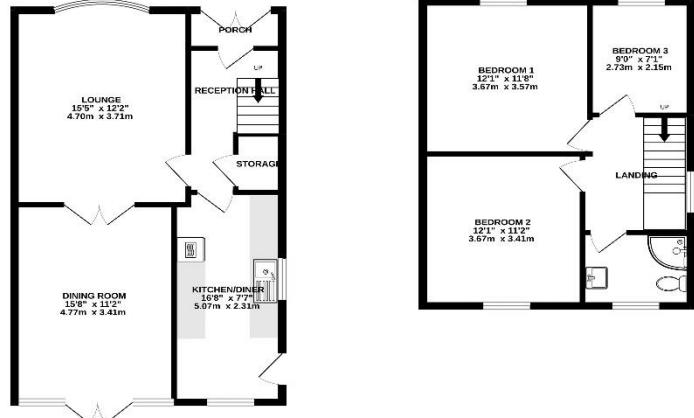


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GROUND FLOOR 1ST FLOOR



While every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other features are approximate and should be used as a guide only. We make no warranty as to the accuracy of the floorplan and no liability is accepted for any inaccuracies, omissions or errors. The floorplan is for illustrative purposes only and is not to scale. It is not intended to be a detailed technical drawing.

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