



Turls Hill Road, Sedgley
Dudley, DY3 1HQ

Offers in the Region Of £279,950



A particularly delightful traditional style property offering family size accommodation and well maintained throughout. This extended semi-detached home is beautifully presented and interior viewing is highly recommended.

This family residence is situated in a highly desirable residential area local to a range of amenities including: shops, schools, public transport services and Sedgley town centre is close to hand.

The property benefits from central heating and the accommodation comprises of: lounge/diner, fitted breakfast kitchen and utility, study, three bedrooms, bathroom, delightful rear garden and off road parking.

Approach By way of paved driveway providing off road parking.

Entrance Porch Having door leading to entrance hall.

Entrance Hall Having central heating radiator and storage cupboard.

Lounge Area 14' 10" x 10' 11" (4.52m x 3.32m) (into bay) Having central heating radiator and double glazed bay window to the front.

Dining Area 10' 10" x 10' 5" (3.30m x 3.17m) Having gas fire with surround, hearth and fireplace, central heating radiator and double glazed window to the rear.

Breakfast Kitchen ('L' shaped) 18' 3" x 16' 0" (5.56m x 4.87m) (max) Having wall and base cupboard units with granite worktops, one and a half bowl sink unit with drainer, 5 ring gas hob and cooker hood, double electric oven, built-in dishwasher, two central heating radiators, double glazed window and french doors leading out to rear garden.

Utility Having plumbing for washing machine.

Study 7' 7" x 3' 10" (2.31m x 1.17m) Having central heating radiator and double glazed window.

Landing Having loft hatch for access and double glazed window to the side.

Bedroom One 12' 7" x 10' 11" (3.83m x 3.32m) Having central heating radiator and double glazed window to the front.

Bedroom Two 11' 0" x 10' 6" (3.35m x 3.20m) Having central heating radiator, store and double glazed window to the rear.

Bedroom Three 7' 8" x 5' 11" (2.34m x 1.80m) Having central heating radiator and double glazed window to the front.

Bathroom Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin and WC built into vanity unit, ceramic tiling and double glazed window to the rear.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, timber decking area, neat lawn area and flowers and flowering shrubs.





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.

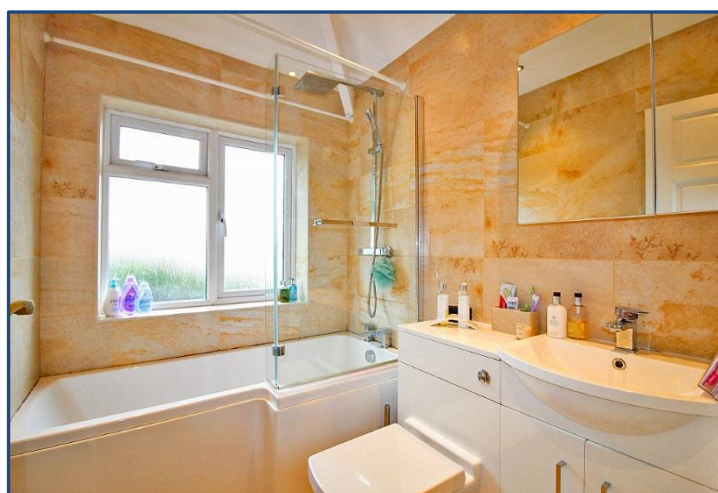
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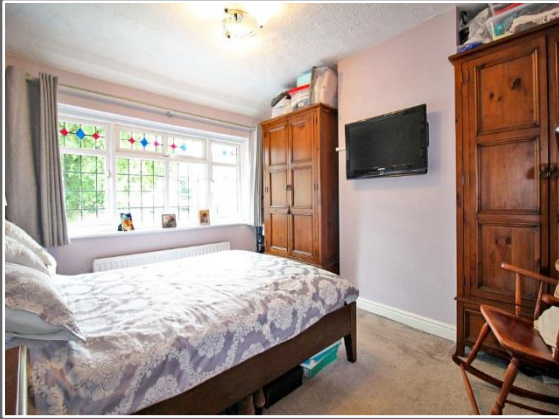


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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75

England, Scotland & Wales EU Directive 2002/91/EC

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