



**Birch Road, Sedgley**  
Dudley, DY3 1LW

**£175,000**



A deceptively spacious family home situated in an extremely popular residential area local to amenities and a short distance from Sedgley Town centre.

This well maintained three bedroom mid terraced property benefits from central heating, uPVC double glazing, off road parking for numerous vehicles and a delightful rear garden.

The accommodation to this delightful family home briefly comprises: reception hall, living room plus dining room, fitted kitchen plus side area/utility, three bedrooms and a stylish bathroom. The rear garden provides a concrete print patio area, lawn area, outside WC and useful storage areas.

**Approach** By way of block paved driveway providing off road parking for numerous vehicles.

**Reception Hall** Having double glazed front door, under stairs cupboard, central heating radiator, timber flooring and double glazed window.

**Living Room** 15' 7" x 10' 4" (4.75m x 3.15m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed sliding patio doors to rear garden.

**Dining Room** 12' 10" x 9' 5" (3.91m x 2.87m) Having coal effect gas fire, central heating radiator, timber flooring and double glazed french doors to rear garden.

**Kitchen** 9' 8" x 8' 5" (2.94m x 2.56m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall and floor tiles, flush ceiling spot lights and double glazed window.

**Side Area/Utility** Having fitted work top, wall cupboards, central heating radiator, ceramic floor tiling and two double glazed doors.

**Landing** Having airing cupboard housing combination boiler, loft hatch for access and double glazed window.

**Bedroom One** 13' 0" x 11' 8" (3.96m x 3.55m) Having range of quality fitted wardrobes, central heating radiator and double glazed window.

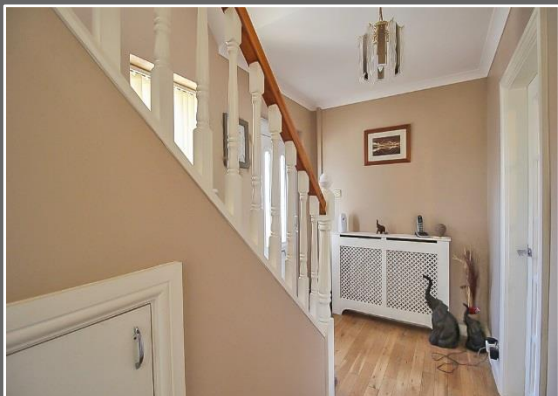
**Bedroom Two** 13' 3" x 13' 3" (4.04m x 4.04m) (Max) Having central heating radiator and double glazed window.

**Bedroom Three** 10' 5" x 7' 6" (3.17m x 2.28m) Having central heating radiator, laminate flooring and double glazed window.

**Bathroom** 8' 0" x 6' 0" (2.44m x 1.83m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail, flush ceiling spot lights and double glazed window.







**Rear Garden** Having concrete print paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed, two storage areas and outside WC.

**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.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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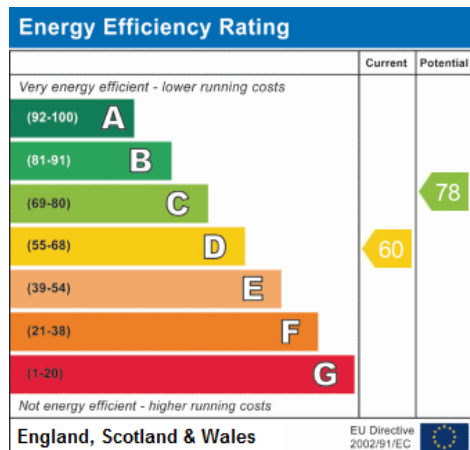
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





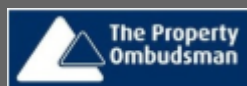
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, divisions, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
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SIGNED : .....

DATE: .....