



**High Park Crescent, Sedgley
Dudley, DY3 1QS**

Offers in Excess of £350,000

A particularly well maintained detached family residence occupying a delightful and quiet position in an extremely popular residential area.

This impressive four bedroom home is tastefully decorated and offers excellent accommodation that must be seen to be appreciated.

The property benefits from central heating, double glazing, off road parking plus garage and a private rear garden providing breathtaking panoramic views.

Delightfully positioned on one of Sedgley's most prestigious locations convenient for a range of amenities, walking distance from Sedgley Town centre and pleasant walks for dog owners, this outstanding family home is offered for sale with no upward chain.

Interior viewing is highly recommended at the earliest opportunity to avoid any disappointment.

Approach By way of briquette driveway providing off road parking for numerous vehicles past walled lawn fore garden.

Reception Hall Having composite front door, wall light point and central heating radiator.

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

Living Room 26' 6" x 13' 4" (8.07m x 4.06m) Having coal effect electric fire in feature chimney breast with tiled hearth and surround, serving hatch, storage cupboard, two central heating radiators, double glazed bow window and double glazed french doors to the rear garden.

Dining Kitchen 14' 5" x 11' 7" (4.39m x 3.53m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring electric hob and cooker hood. Dishwasher, plumbing for washing machine, range of fitted wall cupboards with concealed lighting and central heating radiator. Ceramic wall and floor tiles, two double glazed windows and door leading out.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m) Having range of quality fitted wardrobes and drawers, wash hand basin built into vanity unit, central heating radiator and double glazed window providing distant views.

Bedroom Two 13' 0" x 9' 3" (3.96m x 2.82m) Having wash hand basin built into vanity unit, central heating radiator and double glazed window.

Bedroom Three 11' 4" x 8' 6" (3.45m x 2.59m) Having central heating radiator and double glazed window.



Bedroom Four 9' 5" x 8' 6" (2.87m x 2.59m) Having central heating radiator and double glazed window providing distant views.

Bathroom 7' 8" x 7' 2" (2.34m x 2.18m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, ceiling spot lights, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, briquette patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Outside power point, garden shed and gated side access.

Garage 16' 3" x 8' 2" (4.95m x 2.49m) Having 'Up & Over' door, wall mounted Worcester combination boiler, 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.

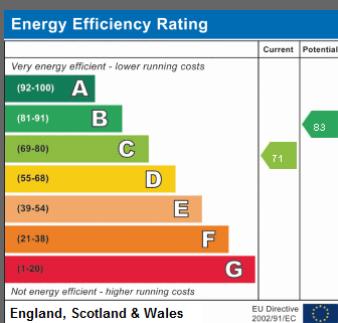
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

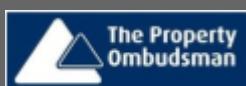
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





**15 Dudley Street
Sedgley
DY3 1SA
01902 686868
sedgley@skitts.net**



Detailed description: This floor plan is for illustrative purposes only and should not be used as such for any legal or professional purposes. The plan is not to scale and is not intended to be used for planning applications. It is the responsibility of the user to seek professional advice if required.