



Set back from the road with a lovely aspect to the front elevation and fantastic elevated views to the rear, this brand new development of two executive three storey detached family homes provide a plethora of quality fitments and appointments throughout the accommodation, which has been thoughtfully and architecturally designed to an impressive standard throughout and provides a varied layout of interior on all levels synonymous with present day lifestyle requirements.

131A  
Wolverhampton Road,  
Sedgley,  
Dudley,  
DY3 1QT

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Situated on the Wolverhampton Road these unique detached properties provide an excellent choice of living accommodation across all floors within a most desirable location with Sedgley village only a short driving distance away with its excellent range of shops, schools and public transport services close by.

## Key Features

- Entrance hall
- Sitting room
- Fitted cloakroom
- Utility
- “Open plan” living room and dining kitchen
- Choice of three bedrooms on the first floor with an ensuite in bedroom two
- Separate family bathroom
- Second floor master suite comprises of double bedroom, dressing room and ensuite
- Ample off-road parking
- Integral garage
- Front and rear gardens
- Solar panels
- **The accommodation is mirrored on 131 Wolverhampton Road.**



### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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## Ground Floor

The **gas central heating** and **double glazed interior** enjoys the benefit of oak effect flooring on the ground floor with option for carpet on the first and second floors. The interior further comprises of...

**Entrance hall** with access into the **garage**.

**Sitting room.**

**Fitted cloakroom.**

**Separate utility.**

Open plan **living room & dining area** having matching suite of porcelain shaker style units with single drainer sink unit with boiling water tap, quartz worktops, built in double oven and induction hob, integrated dishwasher, range of wall cabinets, oak effect Karndean flooring, BI folding doors leading out onto the patio and rear garden.



## Outside

Outside the properties are approached via long **driveways** leading up to the property and a good sized integral **garage**. To the rear the properties will have porcelain effect **patio areas** leading into the **lawn** garden creating a most delightful setting.





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## First Floor

Stairs lead from the entrance hall to the **first floor landing** with doors to...

**Bedroom two** which enjoys an **ensuite** with shower cubicle, vanity unit with mirrored lighting, low flush WC, heated towel rail and ceramic tiled floor and walls.

**Family bathroom** which has a panel bath, separate shower cubicle, vanity unit with quartz worktop, circular stone effect wash hand basin, low flush WC and heated towel rail.

There are **two further bedrooms** both with views over the rear garden and beyond.



### SAP EPC: A97

Tenure – we are advised the property is **Freehold**.

Services – we are advised all mains services are connected.

Council Tax – **Band TBD** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

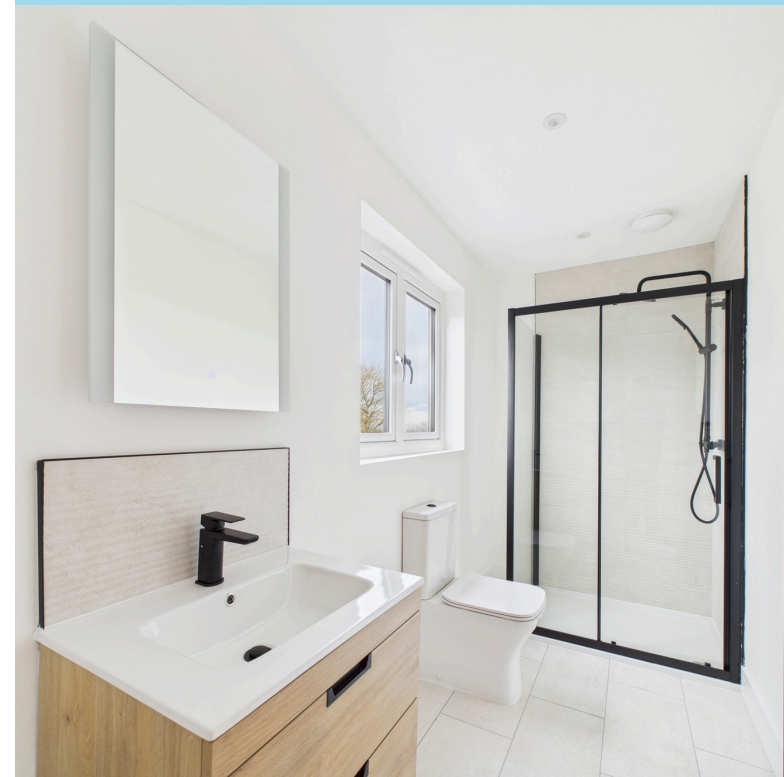


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## Second Floor

A secondary staircase rises from the first floor landing to the **second floor landing** where you will find the...

**Master suite** comprising of **double bedroom** with dual aspects to both front and rear elevations with captivating viewings, **separate dressing room**, **ensuite** with separate shower cubicle, oak effect vanity unit, part tiled walls and floor, low flush WC and heated towel rail.



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To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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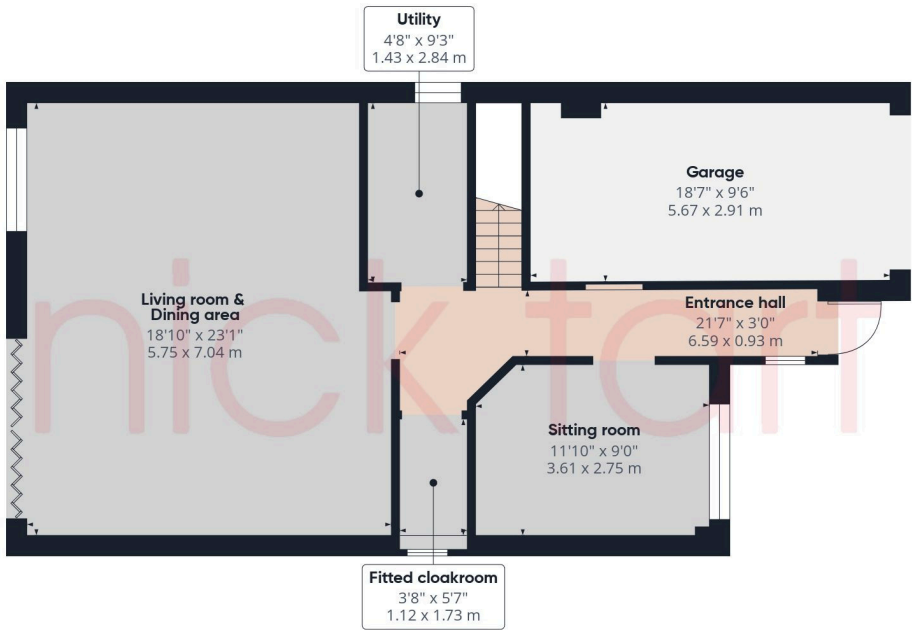




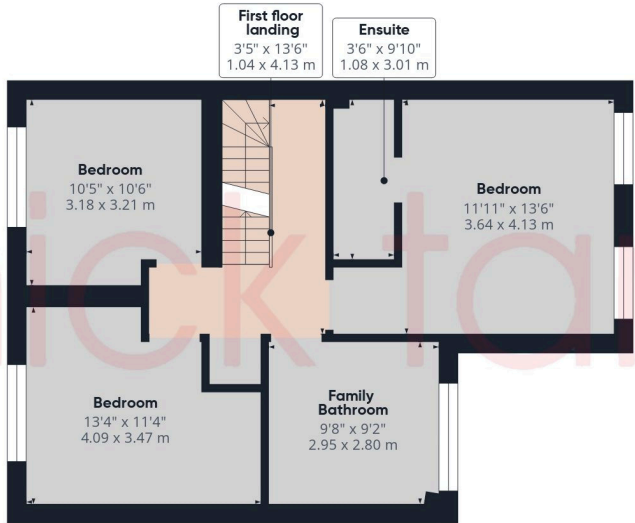
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1842 ft<sup>2</sup>

171.2 m<sup>2</sup>

Reduced headroom

45 ft<sup>2</sup>

4.2 m<sup>2</sup>

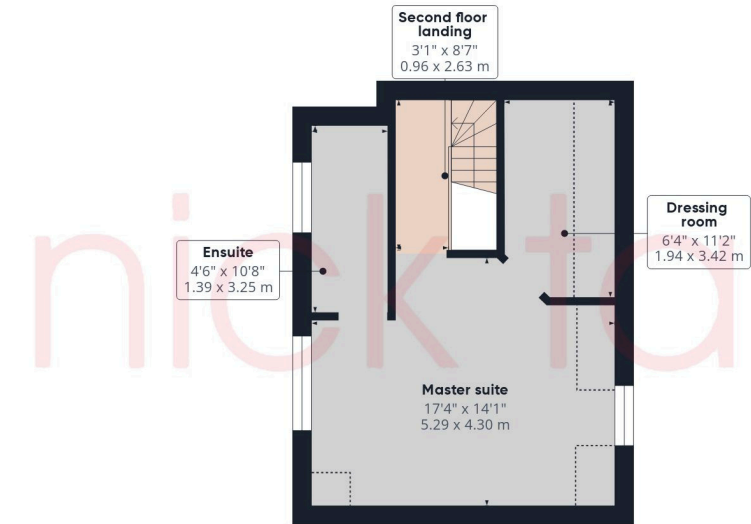
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2