



6 Tanglewood Grove, Dudley, DY3 3QE

BERRIMAN  
EATON

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6 Tanglewood Grove is a detached family home occupying a generous position with ample off road parking, large tandem garage and a landscaped rear garden. The property has been extensively improved upon by the current owners and is finished to an exceptionally high standard with limestone flooring downstairs and high quality fitments. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE  
EPC: D

### LOCATION

Tanglewood Grove is a quiet cul-de-sac on the popular Northway development and lies within easy reach of the centre of Sedgley with its wide range of facilities. The further, more extensive amenities of Wolverhampton City Centre are within easy travelling distance as are the towns of Stourbridge and Dudley. Furthermore, the area is well served by schooling for all age groups.

### DESCRIPTION

6 Tanglewood Grove is a detached family home occupying a generous position with ample off road parking, large tandem garage and a landscaped rear garden. The property has been extensively improved upon by the current owners and is finished to an exceptionally high standard with limestone flooring downstairs and high quality fitments. The internal accommodation briefly comprises open plan living room, fitted modern kitchen and downstairs cloakroom to the ground floor. To the first floor there is a principle bedroom with en-suite and dressing room (formerly the fourth bedroom which can easily be converted back if required) and modern family bathroom. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door and has a vintage style radiator, limestone flooring and the staircase rising to the first floor landing with oak balustrades. The downstairs CLOAKROOM has a low level W.C., pedestal wash hand basin, vintage style radiator, limestone flooring and a double glazed opaque window to the side elevation. The LIVING/DINING ROOM has two radiators, limestone flooring, wiring for a wall mounted T.V., a double glazed leaded bay window to the front elevation and double glazed French doors leading to the rear garden. The KITCHEN is fitted with a range of high quality range of Shaker style wall and base units with complementary quartz work surfaces with inset Belfast style double sink with mixer tap, space for a Range style oven with extractor hood over, integrated dishwasher, integrated fridge freezer and space for a wine cooler. There is a double glazed window to the rear elevation, walk-in pantry with fitted shelving, vintage style radiator and a door leading into the TANDEM GARAGE with double opening doors, sky lights, strip lighting and a door leading to the rear garden (could be converted into an office/recreational room subject to necessary consents).

The staircase rises to the first floor LANDING with a double glazed window to the side elevation, loft access via pull down ladder and an Airing Cupboard housing the Worcester Bosch central heating boiler. The PRINCIPAL BEDROOM has a radiator, wall light points double glazed leaded window to the front elevation and an archway into the DRESSING AREA (previously bedroom four) which is fully equipped with a range of fitted wardrobes, dressing table, drawer unit and a double glazed leaded window to the front elevation. The EN-SUITE has a walk-in shower cubicle with multi headed shower, large vanity wash hand basin, spotlights and a chrome heated ladder towel rail. Tiled floor and walls and a double glazed opaque window to the side elevation. BEDROOM TWO has a double glazed window to the rear elevation, radiator, decorative coving and spotlights. BEDROOM THREE has a double glazed window to the rear elevation, spotlights and a radiator. The BATHROOM is fitted with a roll edge bath, low level W.C. and a vanity wash hand basin. There is a vintage style radiator and tiled floor.

### OUTSIDE

The property occupies a generous position at the head of a spur driveway serving just two properties. There is a large block paved driveway providing off road parking for several vehicles and gives access to the garage. There is a shaped lawn area and hedging to the boundary. The rear garden has been full landscaped and has a large patio area of porcelain tiles, raised planted borders and steps leading up to an Astro Turf lawn area with fencing to the boundary.

### TENURE

FREEHOLD

### SERVICES

We are informed by the Vendors that all main services are installed.

### COUNCIL TAX

BAND E – Dudley MBC

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Please contact the Wombourne office.

#### Tettenhall Office

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#### Lettings Office

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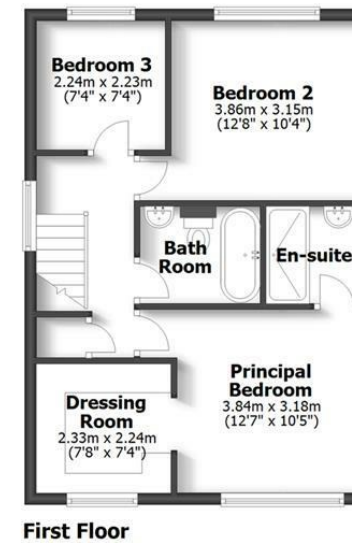
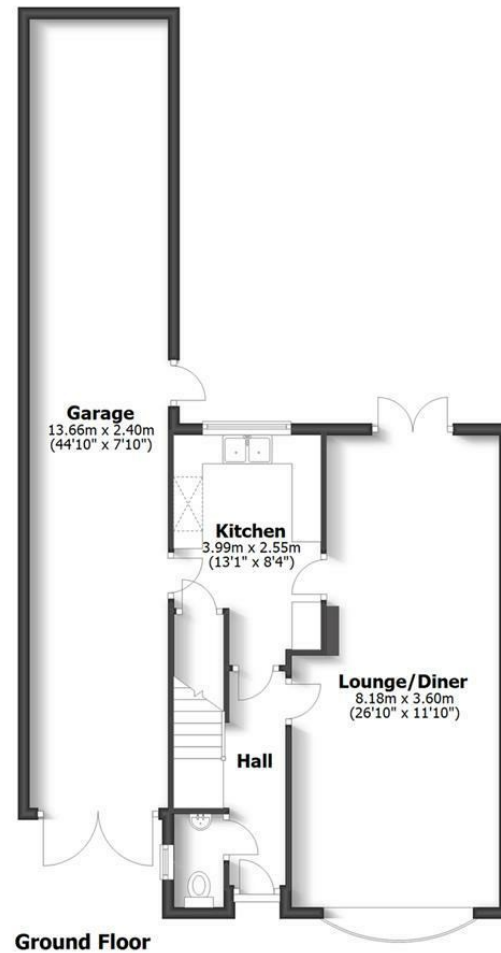
Offers Around  
£390,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 6 TANGLEWOOD CLOSE SEDGLEY



HOUSE: 92.1sq.m. 992sq.ft.  
 GARAGE: 32.7sq.m. 352sq.ft.  
**TOTAL: 124.8sq.m. 1344sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

