



135 Sedgley Road, Woodsetton, Dudley, DY1 4LL

BERRIMAN  
EATON

# 135 Sedgley Road, Woodsetton, Dudley, DY1 4LL

This is a traditionally appointed detached family home which has been extended and offers well proportioned living spaces and good sized bedrooms. There is a driveway providing off road parking for several vehicles, garage and a large rear garden which has the benefit of a detached timber Summerhouse/home office. The internal accommodation briefly comprises an enclosed porch, entrance hall, lounge, office/occasional bedroom, open plan sitting room, breakfast kitchen and conservatory with separate utility and cloakroom to the ground floor. To the first floor there are three bedrooms, and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Sedgley Road is a popular road which links the Birmingham New Road and the Dudley Road which provides convenient access to the major Cities such as Wolverhampton, Dudley, Birmingham and Oldbury. The property is situated close to Foxyards Primary School and Wenlock Special Education School. There are a wealth of local shops but there is also the benefit of an Aldi which is very close by.

## DESCRIPTION

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## ACCOMMODATION

understairs storage cupboard which houses the wall mounted central heating boiler and a double glazed opaque window to the side elevation. The LIVING ROOM has a double glazed leaded window to the front elevation, gas fire and surround and radiator. The KITCHEN/BREAKFAST is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap. There is space for a range style oven with fitted extractor, integrated fridge, freezer and dishwasher. There is a double glazed opaque window to the side and the room opens into the CONSERVATORY which has double glazed windows, double glazed French doors onto the rear garden, glass roof with ceiling fan, radiator and is adjacent to the DINING AREA which has a fireplace and radiator. There is a door leading into the OFFICE which has been used as an occasional bedroom and which has a double glazed window to the rear elevation and radiator. The UTILITY has plumbing and space for a washing machine and tumble dryer, double glazed opaque window to the rear, radiator, low level WC, wash hand basin and mixer tap and part tiling to the walls.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, wooden balustrades and loft access. DOUBLE BEDROOM 1 has a double glazed leaded bay window to the front elevation and radiator. DOUBLE BEDROOM has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed leaded window to the front elevation, radiator and fitted wardrobes with built in shelving. The BATHROOM is fitted with a white suite which comprises a P shaped bath with glazed screen, low level WC, pedestal wash hand basin, spotlights, double glazed opaque to the rear elevation, part tiling to the walls and radiator.

## OUTSIDE

To the front of the property there is a tarmac DRIVEWAY which lies beyond a low dwarf wall with lawn and fencing to the boundary and which gives access to the GARAGE which has an elevating door and a wooden door into the garden. There is side gated access into the garden with hardstanding for two sheds and a greenhouse, a paved path with manicured lawn and established and well stocked and planted border with a fence to the boundary. The SUMMERHOUSE has glazed windows, double opening glazed doors and power and lighting and is currently being used as an office.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows medium.

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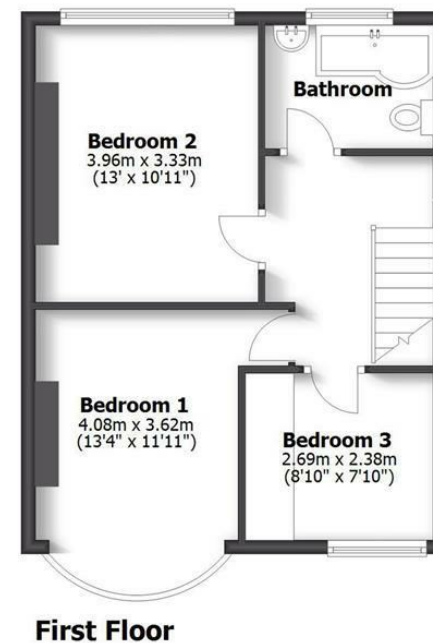
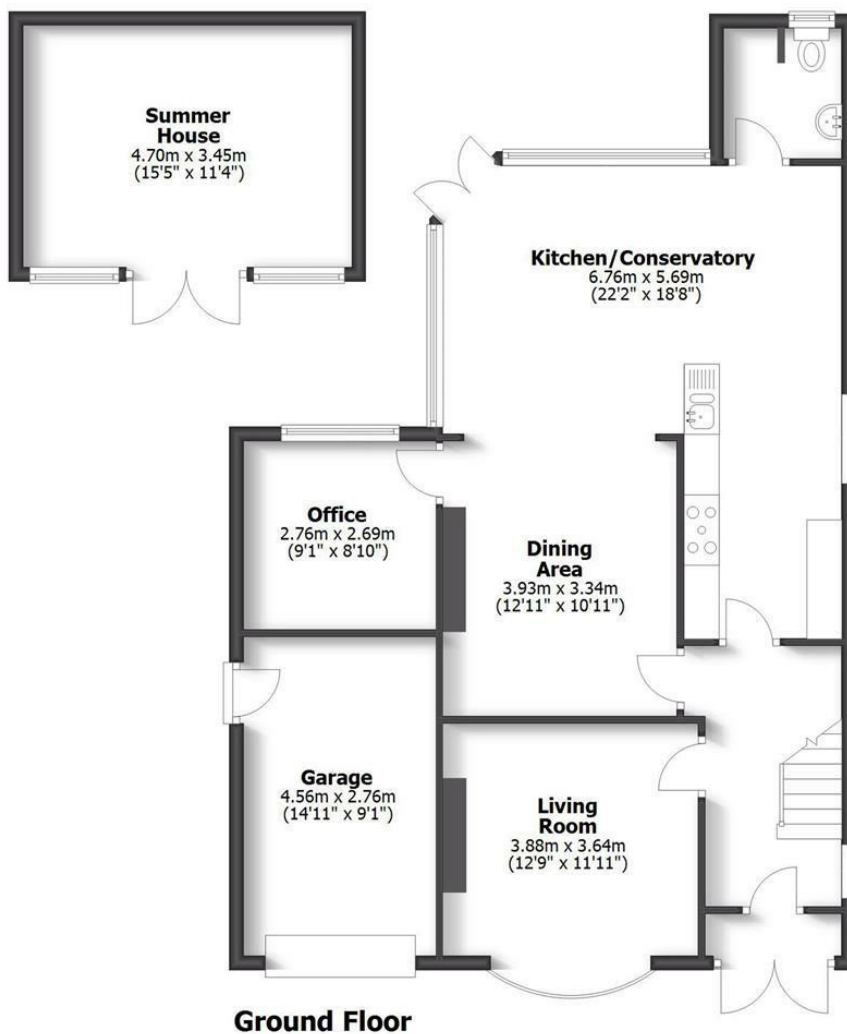
Offers In The Region Of  
£367,500

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.



**135 Sedgley Road**  
**Dudley**



HOUSE: 118.1sq.m. 1271sq.ft.  
GARAGE: 12.6sq.m. 135sq.ft.  
SUMMER HOUSE: 16.2sq.m. 175sq.ft.  
**TOTAL: 146.9sq.m. 1581sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

