



The Dales Cotwall End Road, Dudley, DY3 3YH

BERRIMAN  
EATON



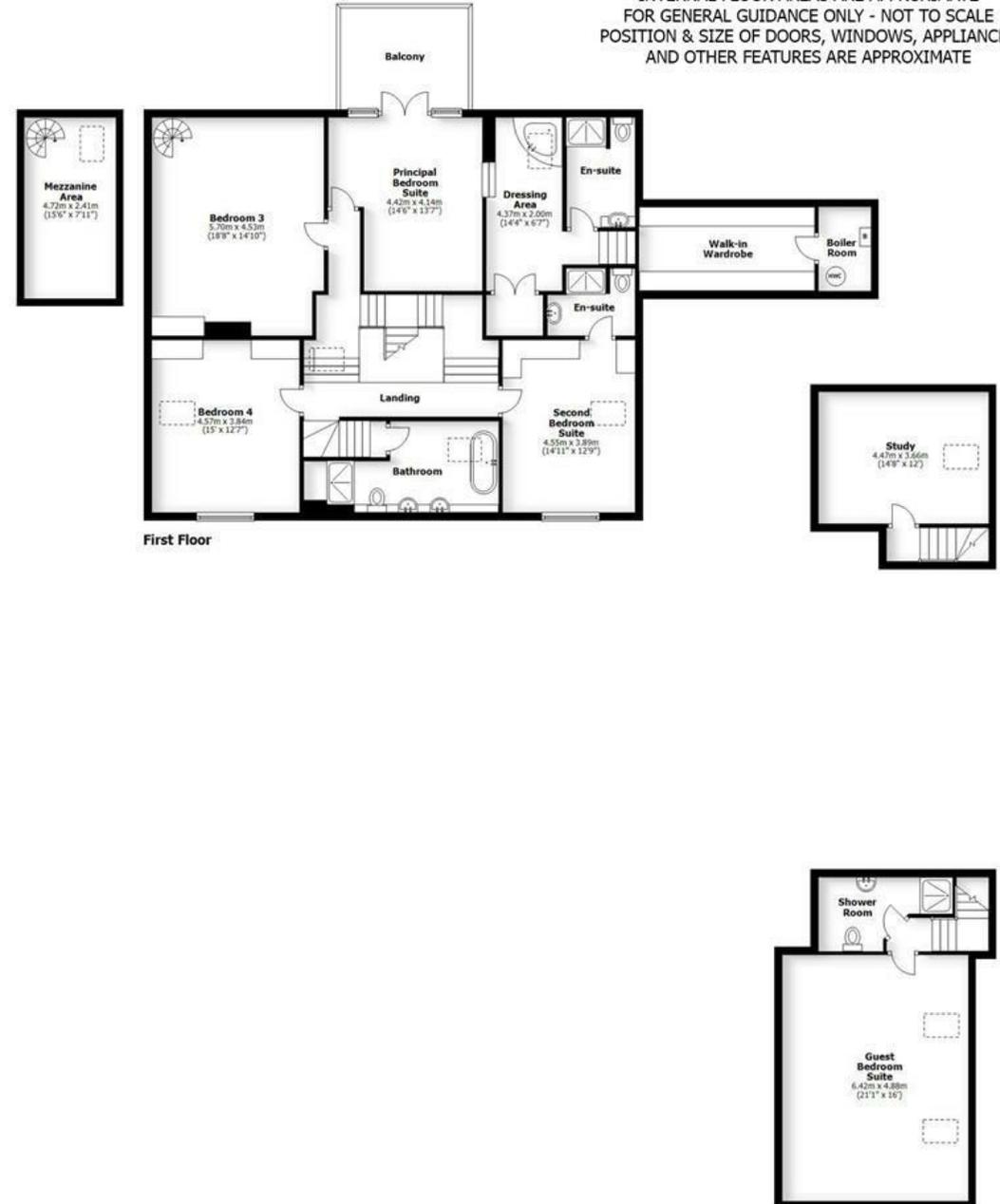


## The Dales Cotwall End Road, Dudley, DY3 3YH

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**THE DALES**  
COTWALL END ROAD, SEDGLEY

HOUSE: 492.9sq.m. 5306sq.ft.  
GARAGE: 18.6sq.m. 200sq.ft.  
**TOTAL: 511.5sq.m. 5506sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Cotwall End Road is a favoured road on the outskirts of Sedgley. At the top of the road there is the popular Cotwall End Primary School and towards the end is Cotwall End Valley and Nature Reserve and the Straits Primary School. There is a private road, just off the main road, which is where The Dales can be found.

## DESCRIPTION

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## ACCOMMODATION

A bespoke wooden door gives access in a large RECEPTION HALL with an ornate staircase with oak balustrades rises to a galleried landing. There is a tiled floor, underfloor heating and large double glazed full height window. The CLOAKROOM has a low level WC, vanity wash hand basin with mixer tap, a double glazed opaque window to the front elevation and tiling to the floor and walls. The DINING AREA has an inglenook fireplace and double glazed window to the rear elevation. The LIVING ROOM also benefits from an impressive inglenook fireplace with oak flooring and double glazed window to the rear elevation. The SITTING ROOM has double glazed bi-folding doors onto the rear garden, fitted bar and stone steps to the GAMES ROOM, which has a fitted fish tank, underfloor heating, door into the PLANT ROOM which has the wall mounted central heating boiler, and door into the KITCHEN. This is fitted with a traditional range of handmade wooden wall and base units with granite work surfaces with inset double Belfast sink and mixer tap, central island which incorporates a breakfast bar, spaces for a Range style oven and Fridge freezer, fitted extractor and plumbing for a dishwasher. The FAMILY ROOM has a vaulted ceiling, fireplace with log burner, two double glazed windows to the rear elevation. From there is a REAR LOBBY with door to the front of the house, double glazed window to the side elevation and door into the UTILITY which has fitted worksurface with inset Belfast sink with mixer tap, plumbing and space for washing machine and tumble dryer, tiled floor and double glazed window to the rear elevation. The CLOAKROOM has a low level WC, wash hand basin with mixer tap and tiling to the walls and floor.

The staircase rises to the FIRST FLOOR LANDING which gives access to the PRINCIPAL BEDROOM which has double glazed French doors onto the ROOFTOP BALCONY with glass balustrades and stunning views. There are steps leading to a BATHROOM which has a jet bath, skylights, storage cupboard and steps up to the DRESSING AREA which has a range of fitted wardrobes with dressing table, eaves storage which houses the second wall mounted central heating boiler. The EN-SUITE SHOWER ROOM has a walk in cubicle with multi headed shower, low level WC, wash hand basin with mixer tap, heated ladder towel rail, spotlights, tiling to the walls and floor. The SECOND BEDROOM SUITE has fitted wardrobes, double glazed skylight, double glazed window to the front elevation and EN-SUITE SHOWER ROOM which benefits from a shower cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and tiling to the walls and floor. BEDROOM 3 has fitted wardrobes and a spiral staircase to a mezzanine landing with skylights and vaulted beamed ceiling. DOUBLE BEDROOM 4 has a double glazed window and fitted wardrobes with overhead storage and double glazed skylight. The HOUSE BATHROOM has a vaulted ceiling with a walk in shower cubicle, claw foot roll edge bath, His & Hers vanity wash hand basins, low level WC, skylight and tiling to the walls and floor.

The LEISURE ROOM has a vaulted ceiling, five double glazed windows to the front and rear elevations, spotlights and a swimming pool. There is a staircase which gives access to the STUDY which has a glazed window overlooking the family room and double glazed skylights. Adjacent to the pool is the GYM which has spotlights and a sauna. There is a SHOWER ROOM which has a walk in cubicle, low level WC, vanity wash hand basin, heated ladder towel rail and spotlights. From the pool room there is a further staircase which rises to a GUEST BEDROOM SUITE which has two skylights and a radiator. The EN-SUITE has a shower cubicle, wash hand basin with mixer tap, low level WC, heated ladder towel rail tiling to the walls and floor.

## OUTSIDE

The property can be found at the end of a private road overlooking fields. There are electronically operated double gates which lead into a large gravelled DRIVEWAY which has raised planted borders and access to the GARAGE which has double opening doors and a door into the gym. The REAR GARDEN has a low fence to enjoy the view from the adjacent fields which is popular with dog walkers. There is a wrap around patio, with extensive lawn and raised planted borders with established shrubs.

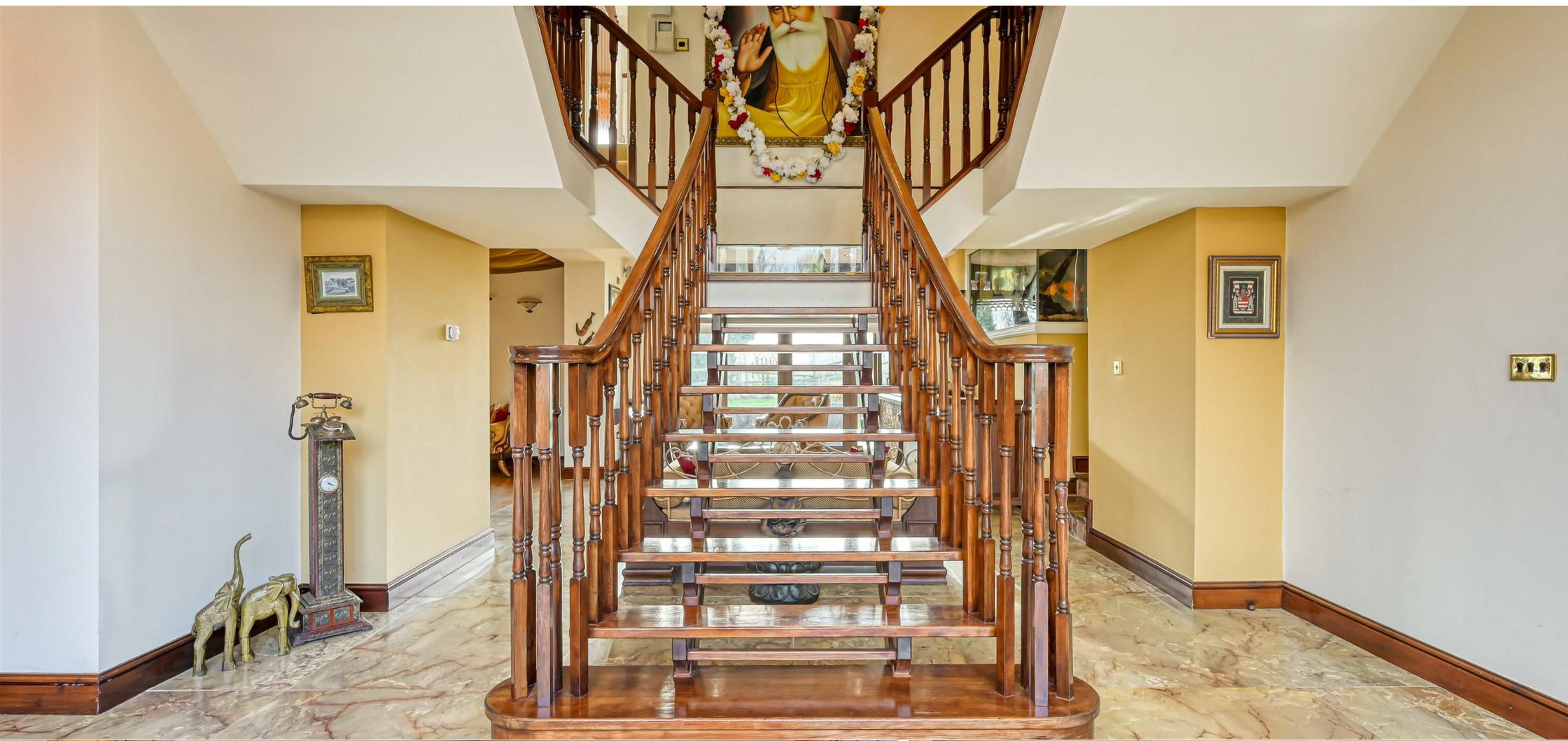
We are informed by the Vendors that mains electricity and drainage services are connected. The gas is LPG.  
COUNCIL TAX BAND H – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The tenure of the property is FREEHOLD.

Broadband – Ofcom checker shows there is no data for this property  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows low risk

Offers In The Region Of £1,250,000

EPC: E

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.







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**BERRIMAN EATON**