

9 Elmwood Rise, Sedgley, Dudley, DY3 3QJ

BERRIMAN EATON

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This is a delightful, detached property which has a generous driveway and a lovely rear garden with open fields to the rear. The internal accommodation briefly comprises entrance hall, dining room (or bedroom three), lounge, fitted kitchen, rear utility lobby and cloakroom to the ground floor. To the first floor two double bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC: D
WOMBOURNE OFFICE

LOCATION

Elmwood Rise is a private cul de sac where properties seldom come to market. The popular Northway development 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

This is a delightful, detached property which has a generous driveway and a lovely rear garden with open fields to the rear. The internal accommodation briefly comprises entrance hall, dining room (or bedroom three), lounge, fitted kitchen, rear utility lobby and cloakroom to the ground floor. To the first floor two double bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a double glazed composite door, double glazed opaque window to the side elevation, staircase rising to the first floor landing and radiator. The DINING ROOM/DOUBLE BEDROOM 3 has double glazed leaded window to the front elevation and radiator. The LOUNGE has a double glazed sliding patio door to the rear garden, gas fire with surround, radiator, double glazed opaque window to the side elevation and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, double glazed window to the front elevation and double glazed stable style door to the side passage. There is a space for an oven, integrated fridge and a wall mounted central heating boiler; spotlights and a tiled floor. From the lounge there is a door into the rear LOBBY which has plumbing for a washing machine, double glazed window and a double glazed door onto the rear garden. The CLOAKROOM has a low level WC, wash hand basin with mixer tap and double glazed opaque window to the rear elevation. There is a door into the GARAGE which has a double glazed opaque window to the rear elevation, two storage cupboard with double glazed opaque windows to the rear elevation and metal double opening doors.

The staircase rises to the FIRST FLOOR LANDING which has loft access and an airing cupboard which houses the hot water cylinder. DOUBLE BEDROOM 1 has double glazed leaded window to the rear elevation, storage cupboard and radiator. DOUBLE BEDROOM 2 has double glazed leaded window to the front elevation, two storage cupboards and a radiator. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin which incorporates the low level WC, heated ladder towel rail, double glazed opaque window to the side elevation and tiling to the walls.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road and which gives access to the entrance and the garage; there is a lawned foregarden with a shrub. There is sided gated access to the REAR GARDEN has a paved patio area, large lawn area with planted shrubs and borders with fencing to the boundary. The garden backs on to a large field which is protected.

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 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 very low risk

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www.berrimaneaton.co.uk

Offers In The Region Of
£300,000

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.



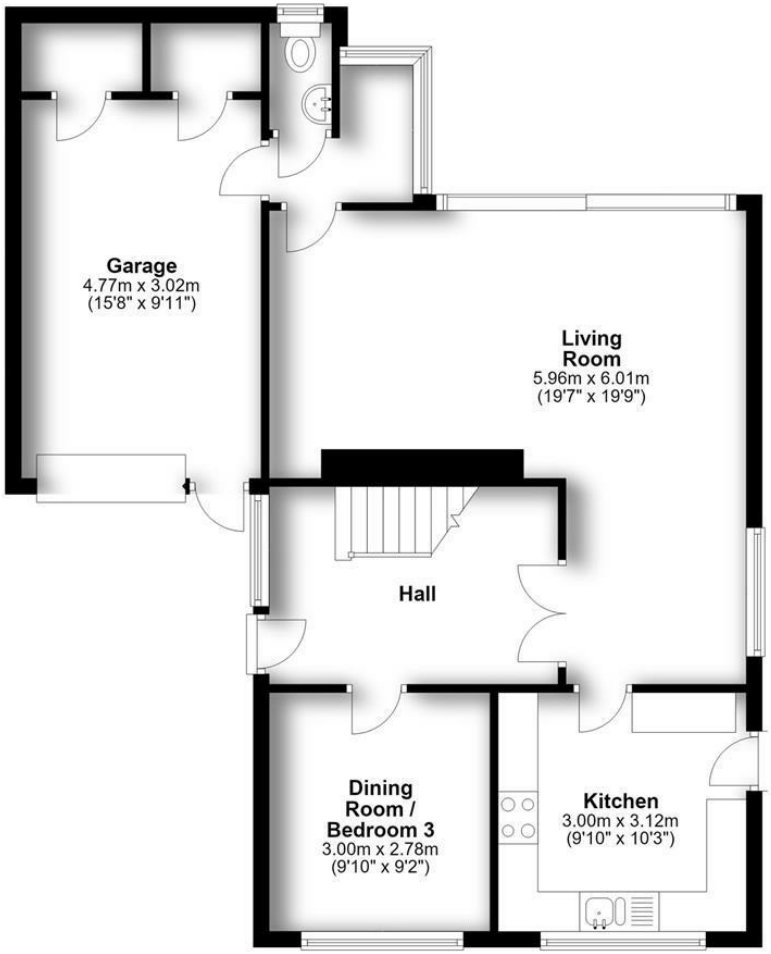



9 Elmwood Rise

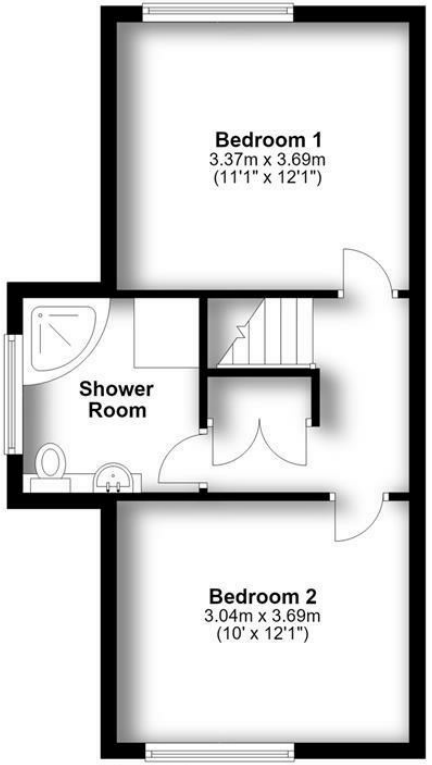
Sedgley

HOUSE:	97.3sq.m.	1047sq.ft.
GARAGE:	14.4sq.m.	155sq.ft.
TOTAL:	**111.7sq.m.**	**1202sq.ft.**

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



Ground Floor



First Floor







