





55 SEDGLEY ROAD

WOLVERHAMPTON, WV4 5LD

OFFERS IN THE REGION OF £280,000

FREEHOLD

Delightful three-bedroom semi-detached family home occupying a sought-after position close to Penn Common, enjoying a pleasant setting within this highly regarded location.

Set behind a driveway providing off-road parking for several vehicles, the property has been extended to the ground floor to create well-proportioned family accommodation featuring entrance hall, extended living/sitting room, dining kitchen, three bedrooms, shower room and an enclosed garden to the rear.

55 Sedgley Road is an excellent example of an ideal first time buy or family home situated in a prime location just a stones thrown from Penn Common. Penn golf course is just yards away, while St Bartholomew's Church and the highly regarded local primary school are situated towards the top of the road.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

55 SEDGLEY ROAD

• Sought After Location • Stones Throw To Penn Common • Ideal First Time Buy or Family Home • Well Presented Throughout • Extended Living Accommodation • Dining Kitchen • Three Bedrooms • Shower Room • Nearby St.Bartholomews Church & School • Penn Golf Club Just Yards Away





APPROACH

The property is approached via a driveway providing off road parking for multiple vehicles.

ENTRANCE HALL

Vertical radiator, staircase to the first floor landing and doors to the living/sitting room and dining kitchen.

LIVING & SITTING ROOM

Double glazed window to the side, two radiators and double doors opening out to the rear.

DINING KITCHEN

Two double glazed windows to the front, ceiling down lighters, radiator and a comprehensive range of fitted wall, drawer and base units with work surfaces over incorporating a double sink with mixer tap. There is ample space for various household appliances including a cooking range, fridge freezer, dryer and plumbing for a dishwasher.

FIRST FLOOR LANDING

Loft access hatch, radiator and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear, radiator and built in store cupboard.

BEDROOM THREE

Double glazed window to the rear and radiator.

SHOWER ROOM

Double glazed obscure window to the front, towel rail, ceiling down lighters, tiled floor, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond with raised timber borders.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - South Staffordshire Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast

& Ultrafast are available.

Mobile Coverage - 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

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

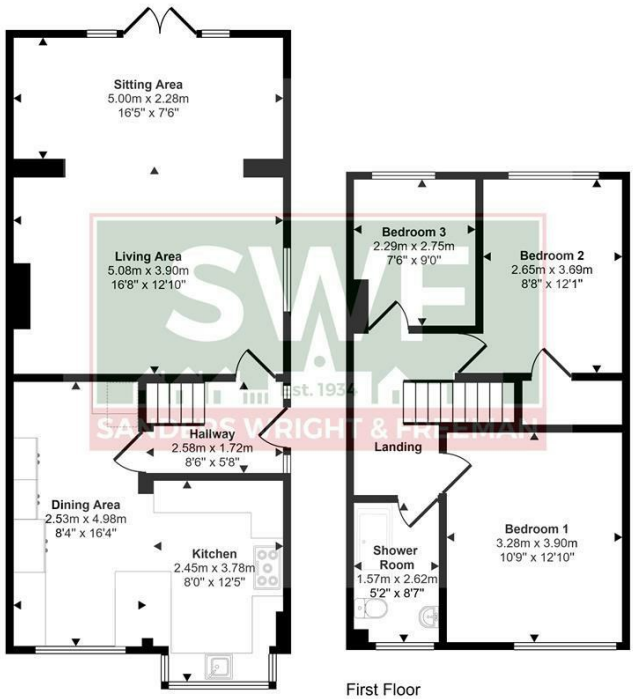
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Approx Gross Internal Area
103 sq m / 1113 sq ft

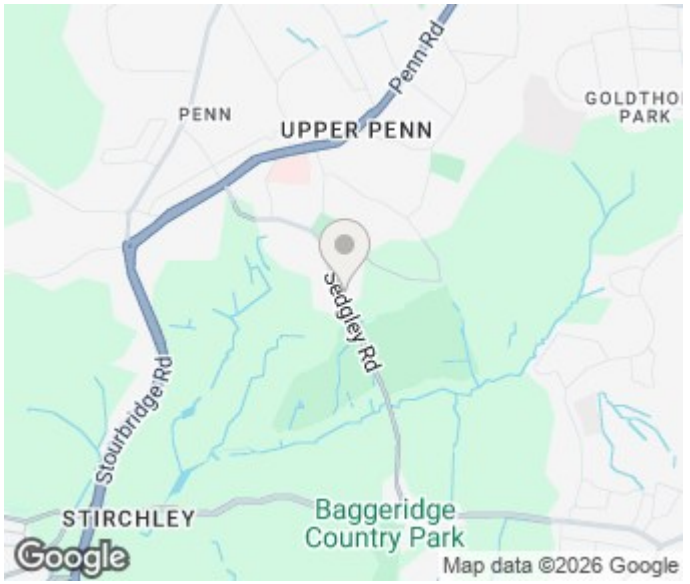


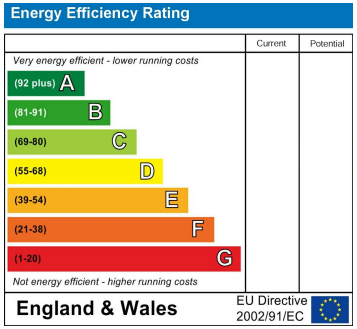
Ground Floor
Approx 59 sq m / 638 sq ft

First Floor
Approx 44 sq m / 475 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements