



80, Gorge Road
Sedgley, DY3 1LA

Taylor's

80 Gorge Road Sedgley Offers in Region of £289,950

- *DETACHED FAMILY HOME
- * FANTASTIC LOCATION
- *THREE BEDROOMS

ROOM DIMENSIONS

Entrance Hall with stairs to first floor, under stairs storage and doors to:

Fitted Kitchen Diner 13'2" by 7'0"

Lounge Diner 15'5" by 15'2" with UPVC double glazed patio doors to rear garden

FIRST FLOOR

First Floor Landing with loft access, airing cupboard that houses gas combination central heating boiler and doors that lead to:

Bedroom One 15'2" by 9'2"

Bedroom Two 12'1" by 7'9"

Bedroom Three 12'1" by 7'1"

Family Bathroom 7'0" by 5'0"

OUTSIDE

Private Rear Garden with outhouse and open field views to rear

Outhouse/Utility 9'10 by 5'0"

Generous Driveway and Garden to Fore

- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



Occupying a fantastic position in the Gorge, Sedgley, with wonderful open views to rear, and offering easy access to Sedgley Centre, popular local schools plus other amenities. As well as being gas centrally heated & UPVC double glazed, this spacious property also benefits from; entrance hallway, fitted kitchen-diner, lounge-diner, first floor landing, **THREE GENEROUS BEDROOMS**, family bathroom, separate W/C, private rear garden with brick-built outhouse/utility room, integral garage, good-sized driveway offering ample parking with garden to fore. Available with **NO UPWARD CHAIN**. EPC - D Council Tax - C. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof and a small flat felt roof section at the first floor. All mains services are connected.

Broadband/Mobile coverage:
checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
SEDGLEY BRANCH



MISREPRESENTATION ACT 1967
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Taylor's

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