



4, Meadow View
Northway, Sedgley, DY3 3EX

Taylors

4 Meadow View Sedgley Offers in Region of £259,950

**DETACHED FAMILY HOME*

**ENORMOUS POTENTIAL!*

**NO UPWARD CHAIN*

▪ ROOM DIMENSIONS

Hallway

Guest WC 5'10" by 3'3"

Lounge 14'9" by 13'9" with understairs storage

Dining Kitchen 16'9" by 9'10"

Conservatory 8'1" by 8'0"

FIRST FLOOR

First Floor Landing with airing cupboard

Bedroom One 12'10" by 9'8" with range of fitted wardrobes and storage

Bedroom Two 10'2" by 10'1" with shower cubicle wash, basin and vanity unit plus fitted wardrobes

Bedroom Three 9'8" by 7'0" max

Bathroom 6'5" by 6'5" max

OUTSIDE

Integrated Garage

Delightful Enclosed Rear Garden

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.

Enormous Potential! Nestled within quiet 'backwater' of the Northway in Sedgley, offering easy access for desirable local schools, shops & other amenities. This DETACHED family home is centrally heated & double glazed with accommodation that includes; entrance hall, guest W/C, lounge, dining kitchen. conservatory, first floor landing, THREE BEDROOMS (bedroom one having fitted wardrobes & storage with bedroom two including shower cubicle, wash basin with vanity unit plus fitted wardrobes), family bathroom, integrated garage, delightful rear garden as well as parking & gardens to fore.

Available with NO UPWARD CHAIN.

EPC - C

Tenure- Freehold

Council Tax - D


SEDGLEY

MISREPRESENTATION ACT 1967

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Illustrations are approximate. Not scale. All dimensions given are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 86 |
| (55-68) D | | | |
| (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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