

**3 Meadow View  
Northway  
Sedgley  
DY3 3EX**

**Taylors**



**Spacious DETACHED family home, tucked away in quiet niche of the hugely popular Northway development.**

**Comprising of gas central heating & double glazing, this attractive property also benefits from; reception hallway with understair storage, guest W/C, generous lounge, dining room, fitted kitchen with various integrated appliances, first floor landing, FOUR BEDROOMS, family bathroom, garage, enclosed private rear garden with gardens & driveway to front & side.**

**EPC D SEDGLEY  
Tenure - Freehold  
Council Tax - E.**

**Viewing: By appointment through Agents SEDGLEY OFFICE**

**Asking Price £**

**[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)**

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Reception hallway with understairs storage  
 Guest WC 6'0" by 3'2"  
 Spacious lounge 19'6" max by 13'2" max  
 Dining room 10'2" by 9'3"  
 Fitted kitchen 12'9" by 10'3" with various integrated appliances

**FIRST FLOOR**

First floor landing with airing cupboard  
 Bedroom 10'5" by 10'5"  
 Bedroom 11'2" max by 10'0" with built in wardrobe  
 Bedroom 11'0" max by 9'10" max with built in wardrobe  
 Bedroom 9'2" by 8'4" with built in wardrobe  
 Bathroom 7'3" by 6'1" max

**OUTSIDE**

Garage  
 Enclosed rear garden  
 Driveway and garden to fore

**GENERAL INFORMATION**

**TENURE:** The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

**SERVICES:** We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

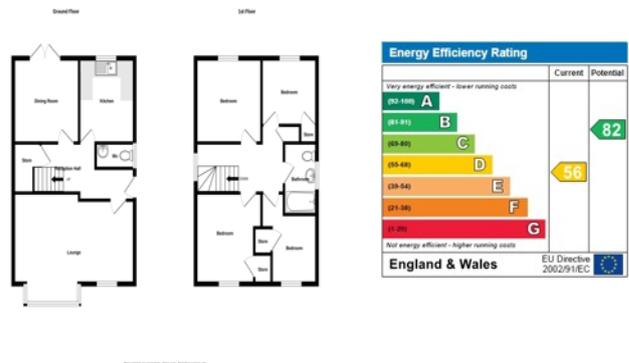
**FIXTURES AND FITTINGS:** Only those items specifically

mentioned in these sales particulars are included within the sale price. Vendors are prepared to negotiate separately for majority of furniture. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**VIEWING:** By arrangement through SEDGLEY OFFICE (01902) 880888

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



**MISREPRESENTATION ACT 1967**  
 These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

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