



32, The Quadrant
Sedgley, DY3 1PP

Taylor's

32 The Quadrant Sedgley Offers in Region of £209,950

**THREE DOUBLE BEDROOMS
*TWO RECEPTIONS ROOMS
DINING KITCHEN

▪ ROOM DIMENSIONS

Entrance Hallway
Kitchen Diner 12'8" max by 9'10" max
Lounge 14'2" by 11'0" max
Sitting room 12'10" max by 9'8" max with log burner

FIRST FLOOR

First Floor Landing
Primary Bedroom 13'0" by 13'2" max
Bedroom Two 12'10" by 6'11"
Bedroom Three 11'0" by 8'6" max
Bathroom 8'0" by 4'4"

OUTSIDE

Delightful Well Established Rear Garden with Log Store, Out-
building and Gated Access to Fore
Driveway and Garden to Front and Side

Central Heating and Double Glazed

▪ 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.




Located within popular area of Sedgley and within walking distance of the High Street, sought after local schools and other amenities. As well as gas central heating and double glazing, the delightful starter home also benefits from; entrance hallway, lounge, sitting room, kitchen - diner with various integrated appliances, first floor landing, THREE DOUBLE BEDROOMS and bathroom. Outside there are a generous driveway offering ample parking, well established gardens to front & rear with useful log-store and outbuilding to rear.

EPC - TBA
Council Tax - A
Tenure - Freehold
SEDGLEY



MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		58	
(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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