



37, Queens Road  
Sedgley, DY3 1HL

**Taylors**

# 37 Queens Road Sedgley Offers in Region of £310,000

*\*WONDERFULLY PRESENTED  
FAMILY HOME  
\*THREE BEDROOMS  
\*LARGE DETACHED GARAGE*

▪ ROOM DIMENSIONS

**GROUND FLOOR**

Reception hall Extending almost 14 foot  
Versatile understair cupboard  
Sitting room 14' 4" (into bay) by 11' 0"  
Dining room area (open plan to the kitchen) 12' 5" by 10' 5"  
Extended kitchen 17' 2" by 14' 1" (only when measured at widest points)

**FIRST FLOOR**

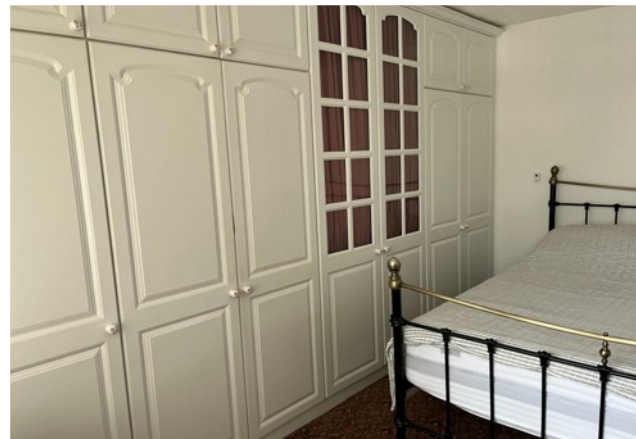
Landing  
Bedroom one 14' 3" (into bay) by 9' 0" only when measured from the fitted wardrobes)  
Bedroom two 12' 5" by 8' 3"  
Bedroom three 8' 9" by 6' 0"  
Stylish modern bathroom 7' 5" x 6' 5"

**OUTSIDE**

Detached garage 21' 3" (minimum) by 9' 2"  
Garden cloakroom located at the rear of the garage  
Well tended rear garden  
Substantial shed /workroom

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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This BEAUTIFULLY PRESENTED AND THOUGHTFULLY IMPROVED, THREE BED-ROOM, SEMI-DETACHED FAMILY HOME is found in an established, well-considered address, not far from local amenities and popular schools. The EXTENDED LAYOUT now affords a FANTASTIC OPEN PLAN KITCHEN to the Dining Room Area and views to a Well-Tended Rear Garden. With a host of features and quality appointments, including a LARGE DETACHED GARAGE AND GARDEN CLOAK ROOM, this is a property recommended for an early viewing.

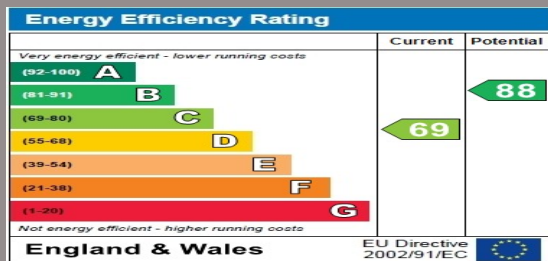
**Tenure - Freehold**  
**Council Tax - C**  
**EPC - C SEDGLEY**



#### MISREPRESENTATION ACT 1967

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