



6 Beacon Lane
Sedgley, DY3 1NB

Taylor's

Taylors

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Sedgley

**Offers in the region of £
No upward chain**

An appreciably spacious, significantly extended, gas centrally heated, UPVC double glazed three (potentially four) bedroom end town-house most conveniently situated close to Sedgley centre and all associated amenities.

The property has been conscientiously maintained over the years and offers remarkably flexible accommodation with a full depth “home-office” (potential fourth bedroom) to the side, the dining room extension to the rear and there is loft ladder access to the roof space with skylight. Some modernisation works would be beneficial with the house offering tremendous potential.

UPVC double glazed front door to:

ENTRANCE VESTIBULE

Giving access to the side “office” and a door to:

RECEPTION HALL

Staircase to first floor and pine doors off to:

LOUNGE FRONT 14'10" by 12'0"

Cottage style beams to ceiling, UPVC double glazed window, pine overmantel with a quarry tiled hearth and display shelves to alcove.

KITCHEN REAR 13'2" max by 8'0"

UPVC double glazed window, a range of “maple” effect wall and base units, worksurfaces, tiled splash back, sink top with mixer tap, (gas oven – not tested - is to remain). Doors off to the utility room/dining room/side office.

UTILITY ROOM REAR 8'0" by 4'9"

Tile floor, UPVC double glazed window, stainless steel single drainer sink top, plumbing for washing machine.

DINING ROOM REAR 9'8" by 8'9"

Double glazed patio doors out to the garden and two UPVC double glazed windows.

HOME-OFFICE/“SPARE ROOM” SIDE 20'3" by 5'2"

Two double glazed skylights, UPVC double glazed window to front and UPVC double glazed double French doors out to the rear garden, opening through the kitchen with

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.

CENTRAL HEATING

The property is radiator centrally heated by a Baxi gas boiler in airing cupboard which also provides hot water.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price, together with remaining To include remaining carpets (with the exception of bedroom one), curtains, light fittings and blinds. Other items may be available by separate negotiation. 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 REGULATION 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.

UNDERSTAIR STORE

SEPARATE TOILET REAR 4'8" by 2'8"

UPVC double glazed window, WC, basin

TWO FLIGHT STAIRCASE FROM HALL UP TO:

FIRST FLOOR – CENTRAL LANDING

UPVC double glazed window and pine panel doors off to:

BEDROOM ONE FRONT 12'0" by 10'6"

UPVC double glazed window.

BEDROOM TWO REAR 12'0" into back of wardrobe by 8'0"

Two double wardrobes to one elevation, picture rail, UPVC double glazed window.

BEDROOM THREE REAR 9'3" by 8'0"

UPVC double glazed window, picture rail.

BATHROOM FRONT 8'8" by 7'3"

UPVC double glazed window, extractor, white shower, basin & WC. Over stairs airing cupboard off with backseat gas boiler.

ENLARGED HATCH WITH FOLDING TIMBER LADDER TO:

ATTIC 14'8" by 9'4" (6'3 inches max to ridge)

Skylight

OUTSIDE

DELIGHTFUL REAR GARDEN

Slab/concrete patios and a decking section, tap, central slab path lawns and various shrubs and plants. Aluminium frame greenhouse and 2 timber sheds (as seen) Panel fencing to the boundaries.

GENERAL INFORMATION

TENURE

The vendors advise the property will be **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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales	EU Directive 2002/91/EC	

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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 the nor employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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