

11 The Priory
Sedgley
West Midlands
DY3 3UB

Taylor's



****RARE SEDGLEY LOCATION**LARGE PROMINENT PLOT****

A fantastic opportunity to acquire this unique DETACHED family home that gives easy access to Sedgley High Street and with all it has to offer!

Offering huge potential for improvement and sitting in large, walled grounds, this impressive THREE BEDROOM property that is centrally heated & double glazed boasting a wealth of accommodation that includes; entrance porch, imposing reception hallway, living room, spacious lounge, fitted kitchen, double bedroom (with built in wardrobes) ground floor shower room, galleried first floor landing with large store room (leading to loft space that could easily be converted into large bedroom), two further double bedrooms (with built in wardrobes to main bedroom), generous family bathroom, 26" garage with rear store. Outside there is substantial well established & attractive gardens, spacious driveway with double gates. For sale with NO UPWARD CHAIN. EPC: D SEDGLEY

Tenure - Freehold
Council Tax - F

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

www.taylor's-estateagents.co.uk

11 The Priory Sedgley West Midlands DY3 3UB

Entrance Porch 8' 11" by 4' 6"

Reception Hallway

Lounge 14' 5" by 11' 2"

Bedroom 11' 5" by 11' 0" to built-in wardrobes

Living Room 13' 0" max by 18' 7"

Ground Floor Shower Room 8' 0" by 6' 2"

FIRST FLOOR

Galleried Landing

Bedroom 11' 7" by 9' 7"

Store Room 11' 0" max by 9' 4" max leading to

Loft Space 18' 7" by 13' 1" (potential for bedroom)

Bedroom 16' 0" to wardrobes by 13' 1"

Family Bathroom 11' 0" by 9' 0" max

Large Integral Garage 13' 7" max by 26' 0" max

Rear Store

OUTSIDE

Substantial, Walled Rear and Side Gardens

Block Paved Driveway and Mature Gardens to Fore

No Upward Chain

Central Heating, Double Glazing

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

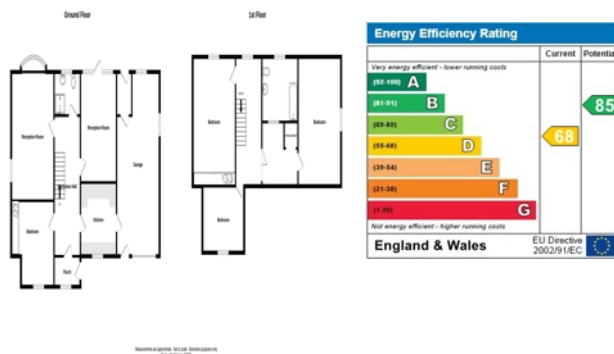
NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

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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