



37, High Park Crescent
Sedgley, DY3 1QZ

Taylor's

37 High Park Crescent Sedgley Offers in Region of £449,950

DETACHED
FOUR BEDROOMS
SPACIOUS

▪ ROOM DIMENSIONS

Reception hallway with cloaks cupboard stairs to 1st Floor and doors to
Lounge 20'0" x 15'0"
Dining Room 10'0" x 13'3"
Breakfast kitchen 15'1" x 11'0" max with various integrated appliances
Utility room 8'10" x 7'8"
Guest WC 7'0" x 3'5"

FIRST FLOOR

Spacious Landing with airing cupboard and doors to
Primary bedroom 12'3" x 9'4" with built in wardrobes
Ensuite shower room 9'4" x 6'4" max
Bedroom 11'4" x 9'7" with built in wardrobes
Bedroom 11'2" x 8'3" with built in wardrobes
Bedroom 10'3" x 7"10"
Bathroom 7'7" max x 6'5" max

OUTSIDE

Garage
Wonderful landscaped and meticulously maintained rear garden with shed/
workshop
Large driveway & gardens to fore

SPECIAL NOTE

new warm air central heating boiler was installed in January 2023 and serviced in January 2024. Also the house has the maximum number of solar panels that were allowed which not only reduces the occupants electricity bills but also generates 3 payouts a year of between £500 and £600 in total.

▪ 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.



A TREMENDOUS DETACHED family home with uninterrupted distant views to rear, located in supremely popular Sedgley location. This DECEPTIVELY SPACIOUS property is warm air centrally heated & UPVC double glazed throughout benefiting generous accommodation that comprises; reception hallway with cloaks cupboard, good sized lounge, dining room, fitted breakfast kitchen with various integrated appliances, utility room, guest WC, open first floor landing with FOUR BEDROOMS (with Primary bed having En-suite shower room, attractive family bathroom, integrated garage, Wonderful landscaped and meticulously maintained rear garden with shed/ workshop, large driveway & gardens to fore. Available with NO UPWARD CHAIN.

EPC - D. Council Tax - E. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage:
checker.ofcom.org.uk/en-gb/broadbandcoverage/

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

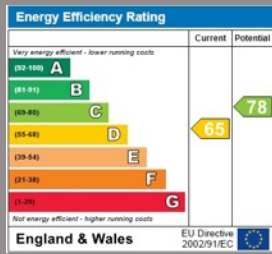
SEDGLEY BRANCH

MISREPRESENTATION ACT 1967

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Measurements are approximate. Not to scale. Available on request only.
 Date: 06/04/2024



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