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# Catholic Lane

## Dudley, DY3 3AJ

## Price £230,000

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This beautifully presented two-bedroom ground floor apartment situated at The Limes, Catholic Lane is set within an attractive and well-maintained development on one of Sedgley's most prestigious roads.
The property offers well-proportioned and thoughtfully arranged accommodation, ideal for those seeking comfortable, low-maintenance living in a highly regarded location. The apartment features a welcoming communal entrance hall, with access to electricity meters and shared understairs storage, leading to the apartment front door. The front door opens into a spacious living area, providing a bright and inviting space for both relaxing and entertaining. The kitchen is well appointed with ample storage and workspace, designed to meet everyday needs with ease.
There are two generously sized bedrooms, both presented to a high standard, offering flexibility for guests, home working, or additional living space. A well-finished bathroom completes the internal accommodation.
Externally, the development is surrounded by beautifully maintained communal gardens, creating a pleasant and peaceful setting. The property also benefits from private gated parking, offering both security and convenience for residents.
Catholic Lane is widely regarded as one of Sedgley's most desirable addresses, known for its attractive surroundings and strong community feel. A range of local amenities are within easy reach, including shops, supermarkets, cafés, medical facilities, pharmacy and other essential services in nearby Sedgley town centre. The area is also well served by a selection of respected primary and secondary schools.
For those commuting, the property benefits from excellent transport links to Dudley, Wolverhampton, and the wider West Midlands, making it an ideal base for both professionals and downsizers alike.
A well-maintained apartment in a prestigious and convenient setting, offering comfortable living within a sought-after development.








Living Room
This welcoming and spacious living room is bright and cosy, featuring dual aspect windows, one of which is a large bay window providing an ideal area for private study or informal dining. Both windows are fitted with vertical blinds and curtains, giving ample natural light and creating a warm and inviting space, perfect for relaxing.

Kitchen
This kitchen offers a practical and well-organised space with ample cream-coloured units topped with wood-effect work surfaces. Appliances include a built-in oven and gas hob with extractor hood and space for under-counter washing machine, fridge and freezer units. The neutral tiled splashbacks complement the vinyl flooring with a geometric pattern. A window with vertical blinds brings in natural light, enhancing the bright and clean feel of the room.

Bedroom 1
The master double bedroom feels spacious and light, featuring large built-in wardrobes along one wall and matching bedside cabinets. The room features a large bay window, fitted with vertical blinds and curtains, giving ample natural light. The room is decorated in neutral shades. An ensuite shower room, featuring a shower enclosure, pedestal wash-hand basin and close-coupled toilet is accessed via a door to one side.

Bedroom 2
This single bedroom currently serves as a formal dining room but could also be used as a study or hobby room. The room is softly decorated in neutral tones with a carpeted floor. A simple yet charming space ideal for rest and relaxation.

Bathroom
The bathroom features a white suite with panelled bath, close-coupled toilet, and pedestal wash basin. The area above the bath and behind the basin is tiled in soft grey, complementing the neutral walls, and finished with grey flooring.

Hallway
The carpeted hallway is well-lit and provides access to all rooms. It features a radiator and neutral decor, creating a welcoming flow throughout the home.

Front Exterior
The exterior of this property is a well-maintained, red-brick building with white-framed and doubled-glazed sash windows. The front entrance boasts a black door with a brass handle and knocker, sheltered by a small porch with tiled roof. Access to the property for visitors is via an intercom system adjacent to the front door. Surrounded by a low brick wall and small garden area, the property sits within its own peaceful and attractive grounds.

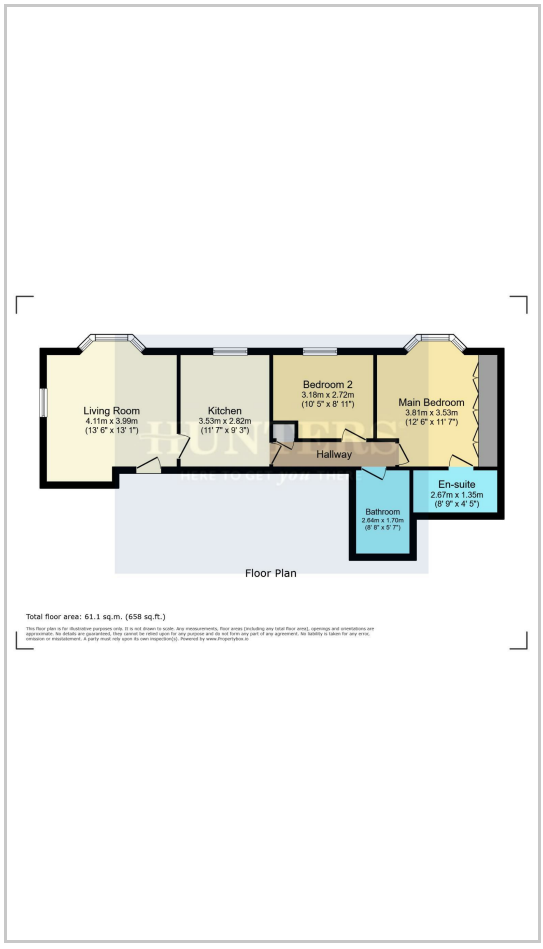
Rear Exterior
There is a large enclosed and lockable private area to the rear of the building for the storage of bins, garden tools and access to gas meters.

Communal Garden
The beautifully kept communal gardens provide a lovely green space with mature trees, well-tended lawns, and paved pathways. Seating areas offer peaceful spots to relax and enjoy the natural surroundings, making this an attractive feature for residents.

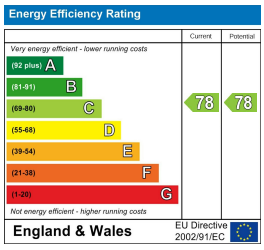
## Area Map

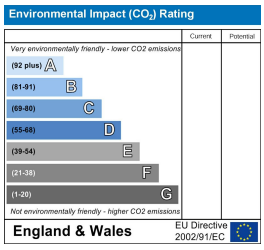



## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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