

5 Gospel End Road, Dudley, DY3 3LT

BERRIMAN EATON



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This is a large, detached home with a walled driveway suitable for off road and with a private rear garden. Internally it comprises entrance hall, living room, kitchen/dining room, utility, separate sitting room and cloakroom/wc to the ground floor. To the first floor there are two en-suite's to the main bedrooms, two further bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Gospel End Road is one of the main roads into Sedgley High Street which gives excellent and convenient access to the variety of shops, facilities and amenities available. The property is located between Cotwall End Road and Hamilton Close and is within walking distance of Cotwall End Primary School. The property is within convenient travelling distance of major routes in Wolverhampton and Birmingham which would be suitable for commuters.

DESCRIPTION

The property is a large, detached family home with an enclosed private driveway suitable for parking several vehicles off road and with a private rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen/dining room, utility, separate sitting room and cloakroom/wc to the ground floor. To the first floor there are two en-suite's to the main bedrooms, two further bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed leased opaque inserts and side windows, staircase rising to the first floor landing with storage cupboard beneath and radiator. The LIVING ROOM has double glazed leaded bay window to the front elevation, double glazed French doors onto the rear garden, wooden flooring and radiator. The KITCHEN/DINING ROOM has a double glazed leaded bay window to the front elevation and double glazed window to the rear. The kitchen is fitted with a range of wall and base units with complementary work surfaces, inset one and half bowl and drainer with mixer tap, wall mounted central heating boiler, integrated double oven, 5 ring gas hob, fitted extractor, space and plumbing for dishwasher and radiator. The UTILITY has wall and base units with complementary work surfaces with inset single drainer sink unit, double glazed window to the rear elevation and double glazed door to the rear garden. There is plumbing and space for a washing machine, tumble dryer and fridge and a radiator. The CLOAKROOM has a low level WC, wash hand basin with tiled splashback and double glazed opaque window to the front elevation. The SITTING ROOM has a double glazed leaded window to the front elevation.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, radiator and 3 double glazed windows to the rear elevation. The FAMILY BATHROOM has a bath, low level WC and a pedestal wash hand basin with mixer tap and radiator. The PRINCIPAL BEDROOM has a double glazed leaded window with secondary glazing, radiator and door into the EN-SUITE which benefits from a shower cubicle, pedestal wash hand basin, low level WC, double glazed opaque window, spotlights and radiator. DOUBLE BEDROOM 2 has double glazed leaded, with secondary glazed window to the front elevation, radiator and door into the EN-SUITE which has a shower cubicle, low level WC, wash hand basin and double glazed opaque window. DOUBLE BEDROOM 3 has double glazed leaded window, with secondary glazing, to the front elevation and radiator. DOUBLE BEDROOM 4 has double glazed leaded window, with secondary glazing, to the front elevation and radiator.

OUTSIDE

The property is enclosed by a walled boundary with established trees and shrubs, gravel borders and with a driveway suitable for parking several vehicles. The REAR GARDEN has a full width paved patio area, with seating areas at either side of the lawn, side storage area and a fence and walled boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D –Dudley MBC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
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Lettings Office
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Wombourne Office
01902 326366
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Offers In The Region Of
£369,950

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



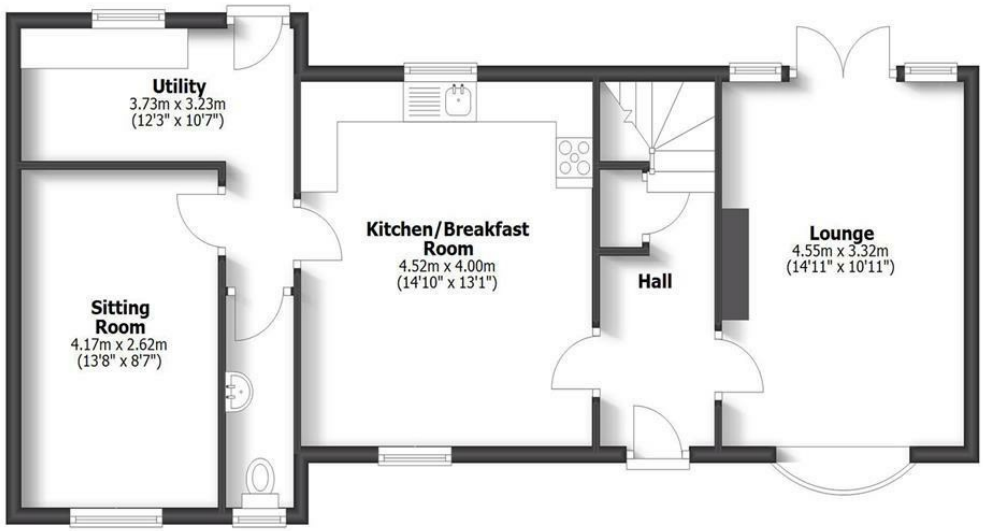




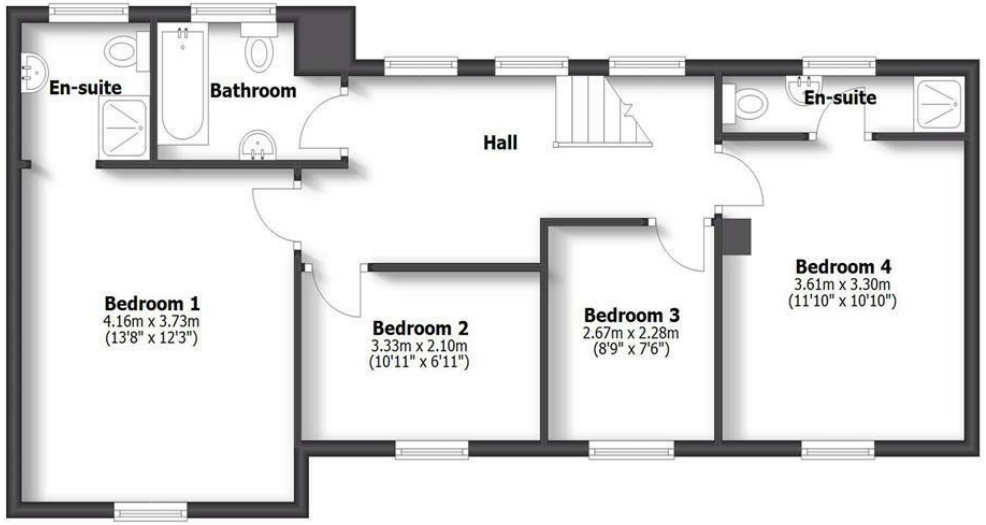
5 Gospel End Road
Sedgley

TOTAL: 128sq.m. 1378sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor







