

19 High Park Crescent
Sedgley
West Midlands
DY3 1QZ

Taylors



Set in short cul de sac in favoured part of Sedgley, is for sale an **EXCEPTIONALLY SPACIOUS**, imaginatively designed & highly individual, freehold, gas centrally heated & uPVC double glazed **FIVE/ POTENTIALLY SIX** bedroom detached family residence. A personal inspection is imperative to appreciate sheer/size flexibility of the accommodation which, to the ground floor, includes entrance vestibule, imposing reception hall, understairs storage alcove, cloaks cupboard, guest W/C, study (potential bedroom 6), attractive breakfast-dining-kitchen (that opens up to rear garden), sitting room (also with french doors out to garden) & utility room.

To the first floor is a fitted cloakroom, elegant lounge, sitting room with bay, two further double bedrooms (one with shower room en suite).

To the second floor is a magnificent principal bedroom suite (incorporating bedroom/shower room/dressing room and extensive wardrobes) and two further double bedrooms, stunning family bathroom.

Outside there is spacious double garage, driveway & enclosed gardens to rear.

Council Tax - G

EPC - C.

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

www.taylors-estateagents.co.uk

19 High Park Crescent Sedgley West Midlands DY3 1QZ

Entrance porch

Imposing Reception Hallway
With understairs storage alcove and cloak cupboard.

Guest WC

Sitting Room 13' 0" by 11' 7"

Lounge 13' 0" by 12' 10"

Utility Room 8' 7" by 8' 3"

Kitchen Diner 19' 0" by 13' 10"

FIRST FLOOR

Landing

Living Room with 17' 5" by 14' 0"
With Juliet balcony and adjoining

Family Room/Study 13' 9" by 13' 1"

Bedroom 13' 2" by 11' 0"

Bedroom 13' 1" by 13' 0" max
With built-in wardrobes

Ensuite Shower Room 8' 0" by 4' 6"

Guest WC 8' 0" by 3' 5"

SECOND FLOOR

Landing
Airing cupboard.

Bedroom 13' 0" by 11' 8"

Master Bedroom 13' 9" by 13' 0" with adjoining:

Dressing Room 10' 7" by 9' 3"
With range of built-in wardrobes.

Ensuite Shower Room 7' 6" by 5' 4"

Bedroom 13' 0" by 10' 7"

Family Bathroom 9' 8" by 7' 9"

OUTSIDE

Double Detached Garage 18' 0" by 18' 3" max
With lighting, power points and loft storage.

Spacious Driveway to Fore

Enclosed Rear Garden

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 in the sale price, together with

remaining carpets, curtains, blinds and light fittings. Other items are available at a nominal OR NO cost by

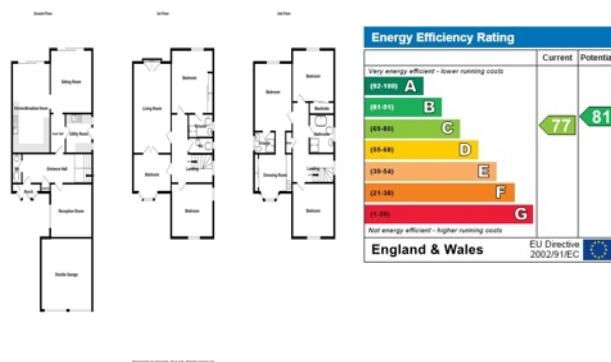
separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot

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 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.

2A DUDLEY STREET, SEDGLEY, DUDLEY, DY3 1SB
TEL: 01902 880888 FAX: 01902 665075
EMAIL: sedgley@taylorsestateagents.co.uk

Taylor's

www.taylorsestateagents.co.uk