



13 Eversley Grove, The Northway, Sedgley, Dudley, DY3 3RF

BERRIMAN  
EATON



# 13 Eversley Grove, The Northway, Sedgley, Dudley, DY3 3RF

This is a well presented semi-detached family home which has been continuously improved upon by the current owners during their extensive tenure. There is a generous driveway, enclosed car port, detached garage and a private rear garden which backs onto Alder Coppice. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge with dining area, conservatory and fitted kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a modern family bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

The popular Northway development lies within easy reach of the centre of Sedgley with its wide range of facilities. The further, more extensive amenities of Wolverhampton City Centre are within easy travelling distance as are the towns of Stourbridge and Dudley. Furthermore, the area is well served by schooling for all age groups, with Alder Coppice Primary School being the closest.

## DESCRIPTION

This is a well presented semi-detached family home which has been continuously improved upon by the current owners during their extensive tenure. There is a generous driveway, enclosed car port, detached garage and a private rear garden which backs onto Alder Coppice. The internal accommodation briefly comprises entrance hall, lounge with dining area, conservatory and fitted kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a modern family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with a double glazed opaque side panel and door into the CLOAKROOM which has a low level WC, vanity wash hand basin, double glazed opaque window to the side elevation spotlights and tiling to the floor and walls. The LOUNGE has a double glazed window to the front elevation, staircase which rises to the first floor landing, part panelled walls, radiator and an electric fire and surround. The DINING AREA has part panelled walls, radiator and a double glazed sliding patio door onto the CONSERVATORY which is double glazed and brick construction with a polycarbonate roof, two radiators and French doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. There are a range of integrated appliances including oven, fridge freezer, ceramic hob and fitted extractor. There is space for a dishwasher, washing machine, tumble dryer and a pantry which houses the wall mounted central heating boiler. There is a double glazed window to the rear elevation, and door into the carport.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, loft access and airing cupboard. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and wardrobes. BEDROOM 3 has a double glazed window to the front elevation, wardrobes with overhead storage cupboards and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, pedestal wash hand basin, low level WC, vertical radiator, double glazed opaque window to the rear elevation and tiling to the walls.

## OUTSIDE

To the front of the property there is a large tarmac DRIVEWAY affording off road parking for several vehicles and access to the CARPORT which has double opening doors. The carport has a polycarbonate roof with metal gates giving access to the rear garden. The GARAGE has an elevating door and has been partitioned to provide a changing room for the hot tub. The REAR GARDEN has a wooden pergola which houses the hot tub and has power and lighting. There is a full paved patio area with a fenced boundary and steps leading down to a planting and vegetable garden with a gate leading onto the Coppice.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

The long term flood defences website shows low and medium risk.

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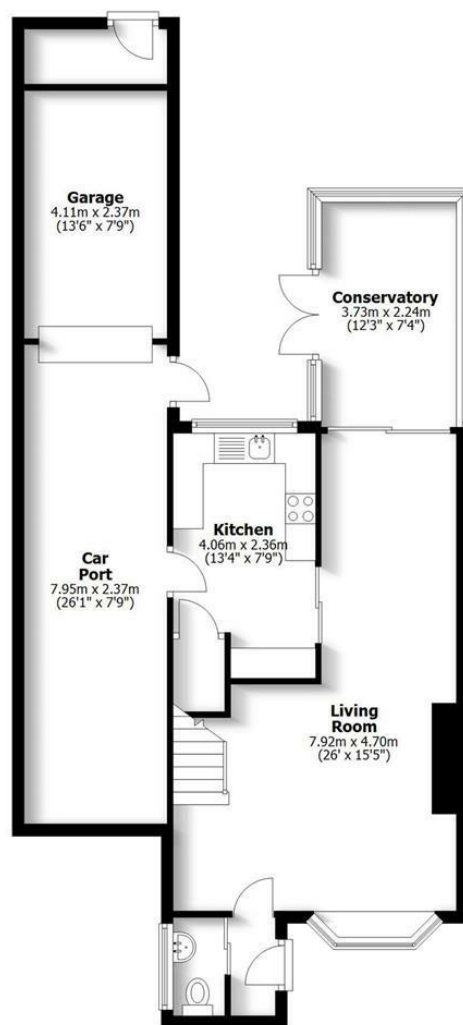
Offers In The Region Of  
**£299,950**

EPC: D

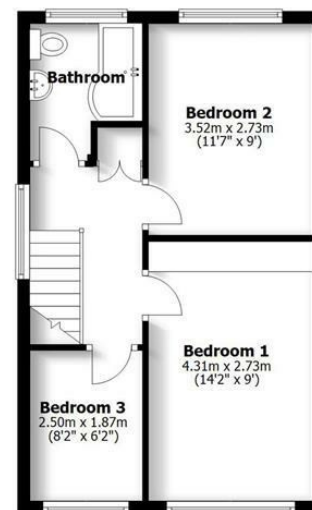
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 13 Eversley Grove Dudley



Ground Floor



First Floor

HOUSE: 86.3sq.m. 928sq.ft.  
GARAGE: 12.3sq.m. 131sq.ft.  
CAR PORT: 18.9sq.m. 203sq.ft.  
**TOTAL: 117.5sq.m. 1262sq.ft.**

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



