



8 Meadow View, Sedgley, Dudley, West Midlands, DY3 3EX

BERRIMAN
EATON

8 Meadow View, Sedgley, Dudley, West Midlands, DY3 3EX

A modern, detached three-bedroom house offering well proportioned and well presented accommodation standing in a small cul-de-sac of similar quality properties in a sought after and convenient location

(EPC: C). WOMBOURNE OFFICE.

LOCATION

Meadow View is a quiet cul-de-sac situated just off Northway, Sedgley in a popular and convenient address. Sedgley itself is within convenient travelling distance with its wide variety of shopping facilities and there are regular bus services to the more extensive amenities afforded by Wolverhampton City Centre and Dudley running along the main road. The area is well served by schooling for all age groups and the open spaces of Cotwall End, Baggeridge Country Park and Penn Common are nearby.

DESCRIPTION

8 Meadow View is a modern detached, three storey property with off road parking, integral garage and a landscaped rear garden. The internal accommodation briefly comprises lounge, dining kitchen and cloakroom/wc to the first floor, three bedrooms and a family bathroom to the second floor. The property benefits from double glazing and central heating.

ACCOMMODATION

Steps with iron railings lead up to the OPEN PORCH and a UPVC door with decorative leaded opaque inserts opens into the ENTRANCE HALLWAY with staircase rising to the first floor landing, radiator, and door to the CLOAKROOM which has low-level wc, pedestal wash hand basin, chrome heated ladder towel rail, tiled splashback, tiled floor, and double glazed opaque window to the front elevation. The LOUNGE has a double glazed window to the front elevation with stunning views over the Northway and beyond, radiator, tiled floor, wiring for wall lights and door into the kitchen dining room. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl stainless steel sink and drainer with mixer tap, wall mounted central heating boiler, integrated oven with four-ring gas hob and fitted chimney extractor over, integrated fridge and freezer, space and plumbing for washing machine and dishwasher, radiator, tiled floor and double glazed French doors leading out onto the rear garden.

The staircase rises to the LANDING with double glazed opaque window to the side elevation, loft access and airing cupboard with fitted shelving. The BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, low-level wc, pedestal wash hand basin, chrome heated ladder towel rail, double glazed opaque window to the rear elevation and tiled walls. BEDROOMS 1 AND 2 are both double rooms with double glazed windows to the front and rear elevations respectively, laminate flooring and radiators and bedroom 1 has fitted wardrobes with sliding doors and magnificent views over Northway and beyond. BEDROOM 3 has laminate flooring, double glazed window to the front elevation, recess over the stairwell with storage cupboard and shelving, and radiator.

OUTSIDE

The property is approached over a private spur drive affording off-street parking and giving access to the GARAGE which has an elevating door. Steps lead up to the front door and there is side gated access along a pathway to the landscaped REAR GARDEN with full width, block-paved patio, dwarf wall and steps rising to a second tier with shale beds and further steps up to a decking area, sleeper planted borders and fencing to the boundary and the garden benefits from a high degree of privacy.

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.

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Offers Around
£270,000

EPC: C

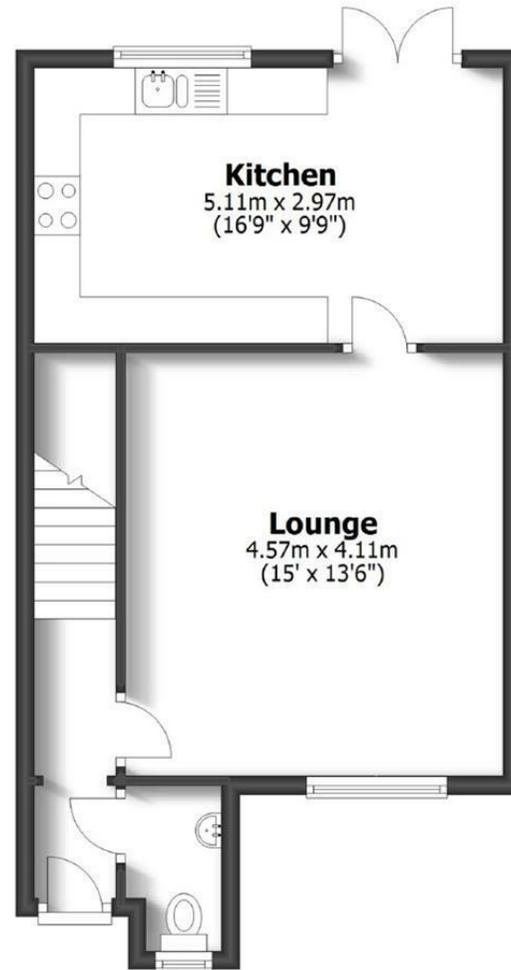
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



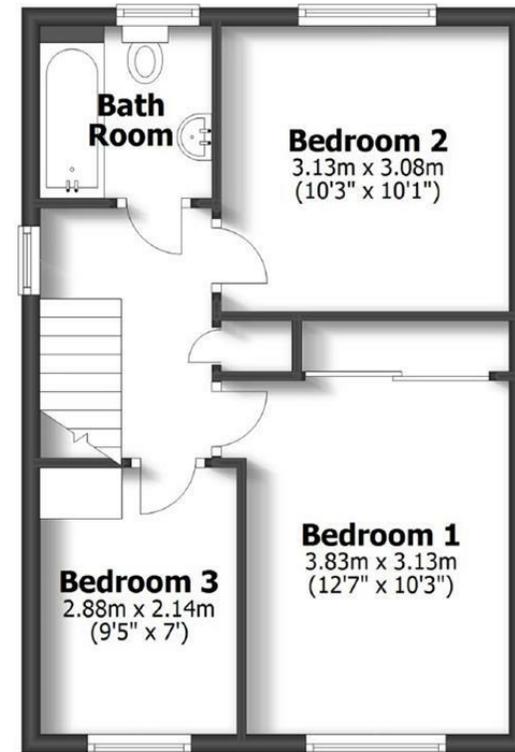
**8 MEADOW VIEW
SEDGLEY**



Lower Ground Floor



Ground Floor



First Floor

HOUSE: 81.2sq.m. 874sq.ft.
 GARAGE: 13.7sq.m. 147sq.ft.
TOTAL: 94.9sq.m. 1021sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

