



Bartlams.

33 Sedgley Road, Wolverhampton - WV4 5LD

Offers in Region of **£299,950**



33 Sedgley Road

Wolverhampton, Wolverhampton

Offered with No Upward Chain!

Occupying a sought-after position within walking distance of the golf club and well-placed for nearby schooling, this traditional 1930s three-bedroom semi-detached home offers generous accommodation and enjoys delightful rear views across neighbouring countryside. With a loft conversion providing excellent additional space and a large private driveway, the property is ideal for families seeking a well-located home with future versatility.

On entering, a welcoming hallway provides access to the ground-floor accommodation and includes built-in understairs storage with a WC. To the front sits a charming living room featuring a bay window, gas fireplace, and fitted cupboards positioned either side of the chimney breast. To the end of the hallway lies the open-plan kitchen/dining room, which flows through to a sitting area at the rear. The fitted kitchen offers wall and base units, integrated oven and combi-oven, gas hob, and space for a dishwasher. The sitting area enjoys sliding doors opening onto the rear garden, with a further door giving access to the garden. There is also an external WC located just off the sitting room.



B.



Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is located to the rear and benefits from fitted storage, as does the second bedroom positioned to the front. The third bedroom also overlooks the front aspect. A recently renovated shower room sits on this floor, fitted with WC, wash hand basin, and walk-in shower. A further staircase leads to a useful loft conversion, offering versatile space suitable for a bedroom, playroom, or home office, with eaves storage and a picturesque rear-facing window capturing countryside views.

Externally, the home provides a large private driveway and front garden, along with gated side access leading to the rear. The rear garden enjoys patio areas and a generous lawn, with an attractive open aspect overlooking fields to the rear, perfect for families and outdoor entertaining. A brick-built detached storage shed offers useful additional storage space, complementing the outdoor areas.



B.



We are advised by our client that this property is:
Freehold. Council Tax Band – C. EPC – TBC.

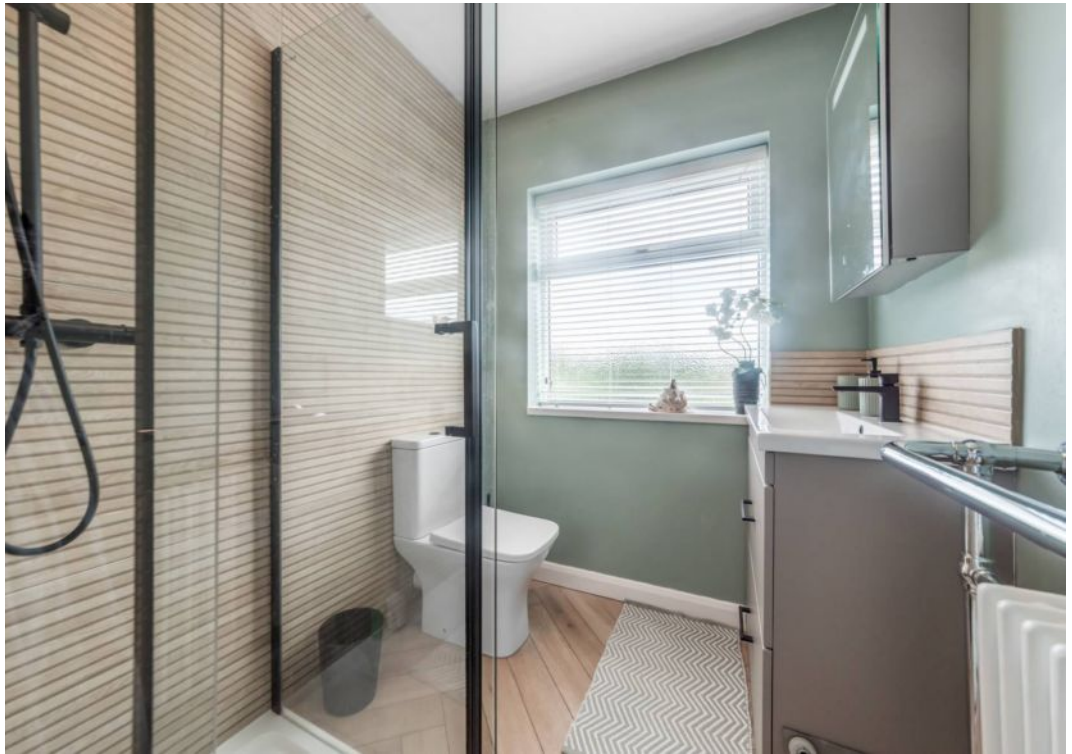
Buyer Information:

To comply with Anti-Money Laundering regulations, prospective purchasers will need to provide identification documents, proof of funds, and proof of address before an offer can be accepted. A non-refundable administration fee of £30 per individual purchaser is payable upon acceptance of an offer.

- NO UPWARD CHAIN
- TRADITIONAL FOUR BEDROOM-DETACHED HOME
- LARGE PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- NEWLY RENOVATED SHOWER ROOM
- TWO TOILETS DOWNSTAIRS
- BEAUTIFUL COUNTRYSIDE VIEWS TO THE REAR
- IDEAL FOR NEARBY SCHOOLING
- WELL PRESENTED THROUGHOUT
- WALKABLE DISTANCE TO PENN GOLF CLUB
- FREEHOLD. COUNCIL TAX BAND - C. EPC - TBC



B.





Sedgley Road

Approximate Gross Internal Area
 Ground Floor = 47.9 sq m / 515 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 18.8 sq m / 202 sq ft
 (Excluding Eaves)
 Storage / External WC = 11.4 sq m / 123 sq ft
 Total = 117.4 sq m / 1263 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Bartlams

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