



Bartlams.

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21 Fir Street, Sedgley - DY3 4AD

Offers in Region of £515,000



## 21 Fir Street

Sedgley, Dudley

This is a stunning four-bedroom detached family home, occupying a very generous plot with a private driveway to the front, a double garage, and a large side garden that wraps around to a south-easterly facing rear garden. While enjoying a semi-rural feel, the property remains highly convenient for nearby amenities, including Baggeridge Country Park, local golf clubs and public transport links.

You are welcomed into the property via an entrance hall, which benefits from a convenient downstairs WC positioned beneath the stairs and fitted with a wash-hand basin. The main living accommodation is arranged as an impressive open-plan living and dining space, with the living area to the front enjoying a bay window, while the dining area sits to the rear with French doors opening into the conservatory, which enjoys views over the garden.

To the rear of the property is the kitchen breakfast room, fitted with a range of wall and base units and offering integrated appliances including a dishwasher, oven, induction hob, fridge and freezer. There is space for dining within the kitchen, along with a useful pass-through window connecting to the dining area. The kitchen also benefits from a one-and-a-half sink with drainer positioned beneath a window. A door leads through to a side lobby, providing access to both the garage and the rear garden.



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Upstairs, there are four bedrooms along with a family shower room. The principal bedroom is positioned to the rear of the property and enjoys views over the garden, with bedroom two also located to the rear. Bedroom three is currently used as a study/home office, includes built-in storage and enjoys a pleasant natural outlook to the front. Bedroom four also sits to the front and offers space for storage. The shower room is fitted with a walk-in shower, WC and wash-hand basin, and also houses an airing cupboard. The loft is partially boarded, providing additional storage.

Externally, the property continues to impress with a large lawned garden that wraps around to the side and rear, complemented by patio seating areas ideal for outdoor entertaining. To the front is a private driveway leading to the double garage, with side access through to the rear garden and access to the front entrance.

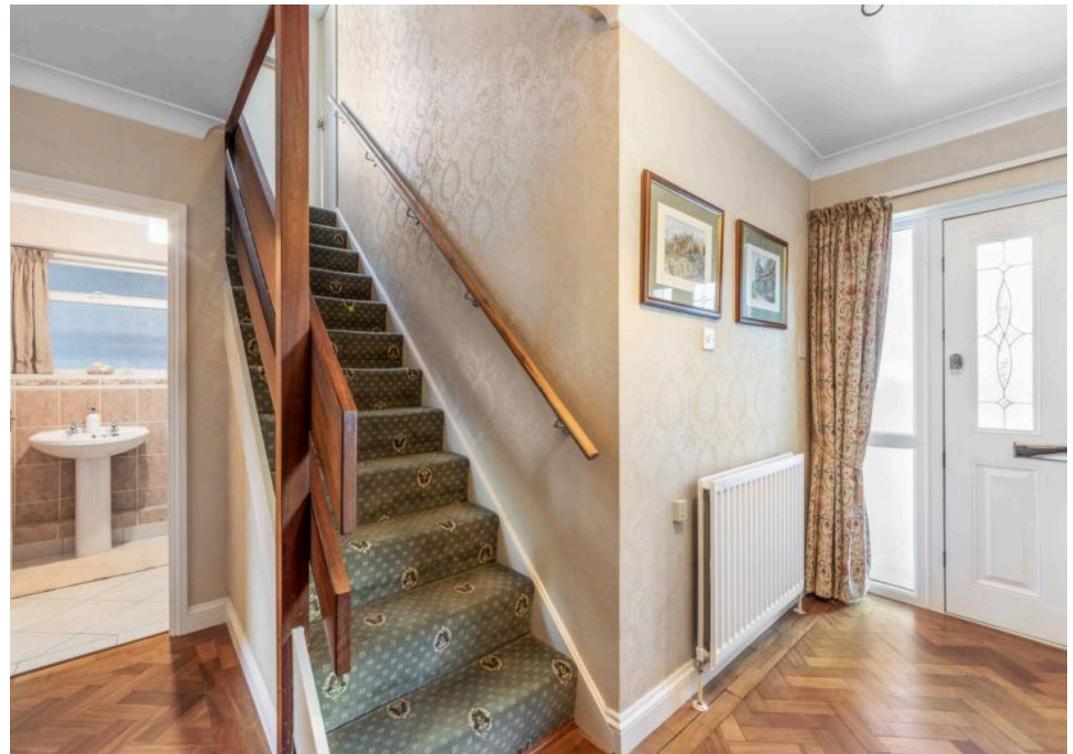
We are advised by our client that this property is:  
Freehold. Council Tax Band - F, EPC Rating - D

**Buyers 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.

- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- LARGE PLOT IN HIGHLY DESIRED LOCATION
- DOUBLE GARAGE & PRIVATE DRIVE FOR SEVERAL VEHICLES
- SOUTH EASTERLY FACING GARDEN
- IDEAL FOR NEARBY AMENITIES SUCH AS PENN GOLF CLUB, BAGGERIDGE COUNTRY PARK AND PUBLIC TRANSPORT LINKS
- FREEHOLD. COUNCIL TAX BAND - F. EPC - D











## Fir Street

Approximate Gross Internal Area  
Ground Level = 95.8 sq m / 1031 sq ft  
(Including Garage )  
First Level = 76.1 sq m / 819 sq ft  
Total = 171.9 sq m / 1850 sq ft



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

# Bartlams

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Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

