8, Calder Rise, Woodsetton,

Dudley, DY3 1DB

Taylors

Offers in the Region of

£409,950

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

CHARMING FOUR-BEDROOM DETACHED FAMILY HOME! HEAD OF CUL-DE-SAC POSITION! Enviably situated at the head of a quiet cul-de-sac within the desirable Woodsetton neighbourhood, this charming four-bedroom detached family home enjoys a highly convenient location close to well-regarded local schools, excellent transport links and a wide range of useful amenities. Beautifully presented throughout by the current owners, the property benefits from gas central heating and double glazing throughout, with the well-planned accommodation briefly comprising: entrance porch, reception hall, bright lounge leading into a separate dining room, stylish kitchen, useful utility room, conservatory and guest WC. The first-floor landing leads to FOUR BEDROOMS, with the principal bedroom benefitting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys an enclosed rear garden, double garage, additional garage currently housing a caravan, and a generous driveway to the fore providing ample off-road parking.
An excellent family home in a popular and convenient location – early viewing is highly recommended!
Council Tax - E EPC - TBA Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected.
Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Porch

Reception Hall
Lounge - 5.49m into bay x 3.91m (18'0" into bay x 12'10")
Dining Room - 3.25m x 2.92m (10'8" x 9'7")
Kitchen - 3.73m x 2.77m max (12'3" x 9'1" max)
Utility Room - 3.12m x 2.41m (10'3" x 7'11")
Guest WC - 1.47m x 0.91m max (4'10" x 3'0" max)
Conservatory - 3.63m x 3.15m max (11'11" x 10'4" max)

First Floor Landing with airing cupboard.
Principal Bedroom - 3.73m x 3.33m (12'3" x 10'11") with fitted wardrobes.
Ensuite Shower Room - 1.65m x 1.63m (5'5" x 5'4")
Bedroom - 3.76m max x 2.67m (12'4" max x 8'9") with fitted wardrobes.
Bedroom - 3.05m max x 2.77m (10'0" max x 9'1")
Bedroom - 2.79m x 2.36m (9'2" x 7'9")
Bathroom - 2.03m x 1.68m (6'8" x 5'6")

Enclosed Rear Garden , Driveway To Fore
Double Garage - 5.49m x 5.05m (18'0" x 16'7")
Additional Garage - 7.77m x 2.74m (25'6" x 9'0")
currently housing caravan.

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Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

- DESIRABLE CUL DE SAC POSITION IN POPULAR WOODSETTON NEIGHBOURHOOD
- EARLY VIEWING IS RECOMMENDED
- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE & ADDITIONAL GARAGE (CURRENTLY HOUSING CARAVAN)
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- WALKING DISTANCE OF WELL REGARDED SCHOOLS

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