



## 46 SEDGLEY ROAD WOLVERHAMPTON, WV4 5LE

OFFERS IN THE REGION OF £375,000  
**FREEHOLD**

Beautifully presented and thoughtfully extended, this impressive family home enjoys stunning open countryside views to the rear. Ideally located just yards from Penn Common and the golf course, and within easy walking distance of St. Bartholomew's Primary School, the property offers generous and versatile accommodation throughout.

The well-appointed interior briefly comprises a welcoming reception hall, guest cloakroom, living room, and a separate sitting room opening seamlessly into a stunning open-plan dining kitchen—ideal for modern family living and entertaining. Additional accommodation includes a utility room, three double bedrooms, a further single bedroom or home office, and a stylishly re-fitted family bathroom.

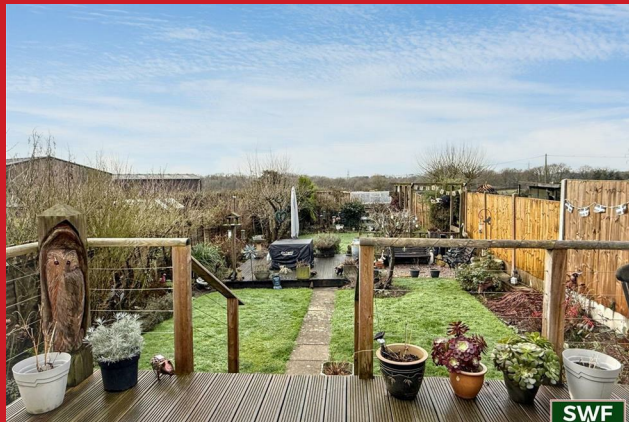
Externally, the property benefits from a driveway and garage providing ample off-road parking, while to the rear is a mature and attractive garden featuring raised decking areas and well-maintained lawns, all enjoying delightful countryside views.





## 46 SEDGLEY ROAD

- EXTENDED FAMILY HOME • STUNNING OPEN PLAN DINING KITCHEN • COUNTRYSIDE VIEWS • NEAR TO PENN COMMON • GUEST CLOAKROOM • UTILITY • DRIVEWAY • GARAGE



### APPROACH

The property is approached via a driveway providing off road park for several vehicles and access to the garage.

### ENTRANCE PORCH

### RECEPTION HALL

Radiator, exposed floor boards, staircase to the first floor landing.

### GUEST CLOAKROOM

Radiator, close-coupled w.c, wash hand basin, useful storage cupboard.

### LIVING ROOM

Double-glazed bay window to the front, radiator, exposed floorboards.

### SITTING ROOM

Radiator, exposed floorboards, opening through to the open plan dining kitchen.

### OPEN PLAN DINING KITCHEN

Inverted radiator, ceiling down lights, large roof light, tiled floor, folding doors to the rear decked patio area. The kitchen is fitted with a range of wall, drawer and base units with Quartz work surfaces above. There is an island unit with inset sink, filtered water tap and drainer, and integral appliances include oven, microwave, dishwasher, fridge, freezer, hob and extractor.

### UTILITY

Double-glazed window to the side, radiator, tiled floor, fitted storage units, and base cupboards with Quartz

work surface above incorporating a sink and drainer, and flitred water tap.

### FIRST FLOOR LANDING

Loft access hatch.

### BEDROOM ONE

Double-glazed window to the front, radiator, fitted wardrobes.

### BEDROOM TWO

Double-glazed window to the rear, radiator, fitted wardrobes.

### BEDROOM THREE

Double-glazed windows to the front and rear, radiator.

### BEDROOM FOUR

Double-glazed window to the front, radiator.

### RE-FITTED BATHROOM

Double-glazed obscure window to the rear, towel rail, suite comprising panelled bath, low-level w.c, and wash had basin with vanity cupboard beneath.

### GARAGE

Double doors to the front, electric power points and lighting.

### REAR GARDEN

To the rear of the property is a delightful mature rear garden offering attractive countryside views. There is a timber framed raised decking area with lawned gardens and further patio areas beyond. Externally is a cold water tap, electric power points, and access to the rear of the garage.

## PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Staffordshire Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

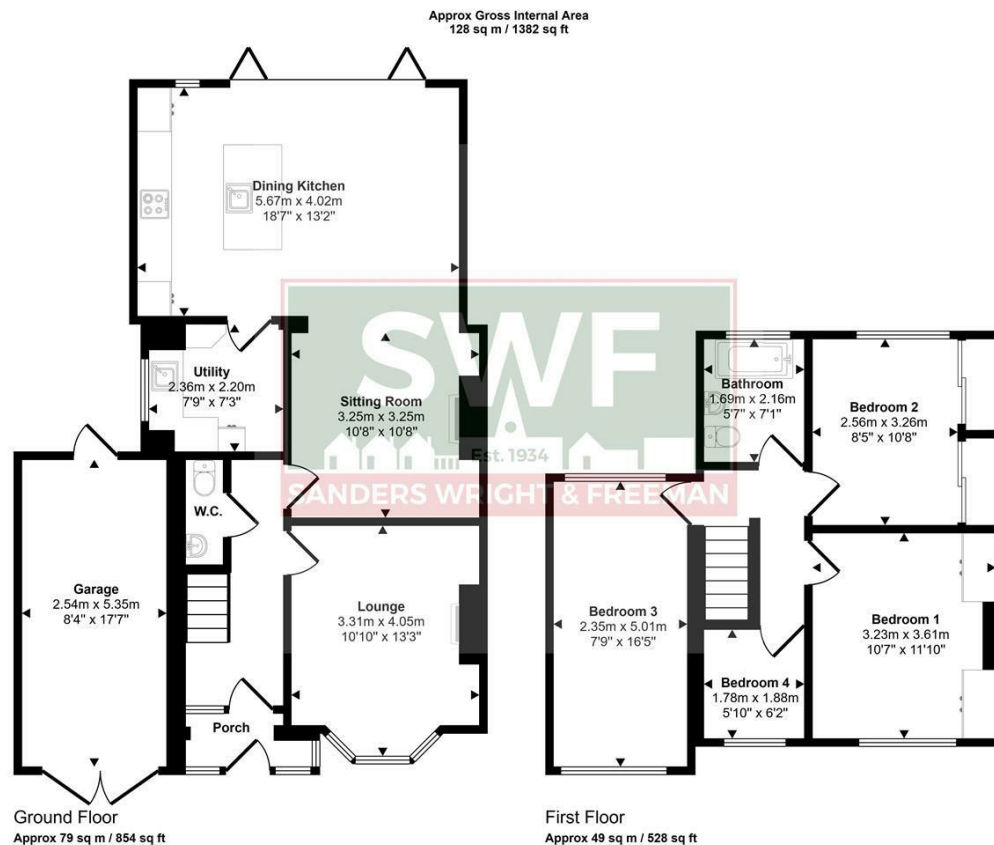
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

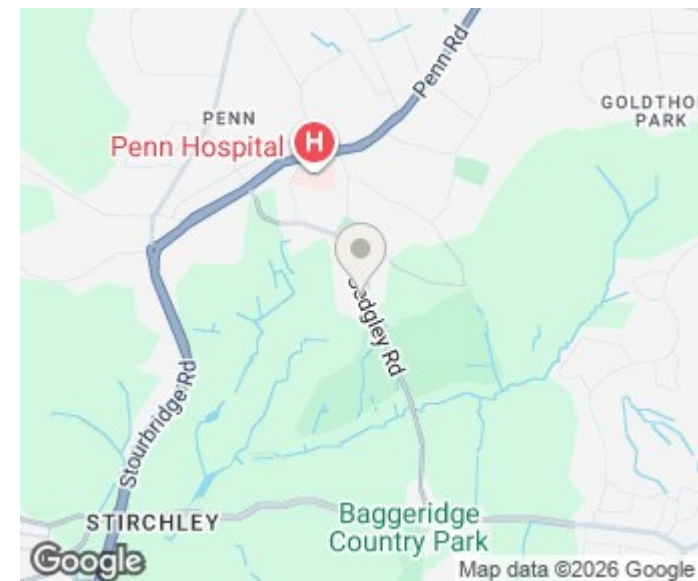
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements