



## Catholic Lane, Sedgley

West Midlands, DY3 3UG

Asking Price £650,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Catholic Lane, Sedgley

## DESCRIPTION

Head over to our social media page 'Hunterssedgley' for the full video tour!  
[https://www.instagram.com/reel/DVRVQo0DdJf/?utm\\_source=ig\\_web\\_copy\\_link&igsh=MzRIODBiNWFIZA==](https://www.instagram.com/reel/DVRVQo0DdJf/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==)

Hunters Exclusive are delighted to presenting to the market this immaculate bespoke detached house, positioned on one of Sedgley's most sought-after streets. This impressive split-level family home offers a seamless blend of space, design, and quality, making it the ideal residence for discerning families seeking comfort and convenience in a prestigious location.

Upon arrival, you are welcomed by an elegant in-and-out driveway set around a beautifully maintained fore garden, providing both style and ample parking.

Step inside to discover this property is indeed a house (not a Bungalow) boasting an exceptional arrangement of four spacious reception rooms, along with a bedroom including fitted wardrobes—and a dedicated dining room suited for sophisticated entertaining and family gatherings. The main lounge is a distinct space, offering a refined setting for both relaxation and social moments.

The heart of the home is the open-plan kitchen, which enjoys an abundance of natural light and incorporates a generous dining space, opening through to a conservatory overlooking the rear garden, creating an inviting hub for everyday living and informal dining. There is also a useful utility room which allows access to the garage.

Upstairs, there are four well-proportioned bedrooms, giving the entire family their own private retreats. The property features two contemporary bathrooms, conveniently situated on each floor for optimal accessibility.

The mature rear garden is a true highlight, offering a private, tranquil oasis that has been meticulously cared for—ideal for outdoor leisure, entertaining, or simply unwinding.

Viewing is highly recommended to appreciate this wonderful property. To arrange a viewing please call the sales team.







### Ground Floor

Floor area 137.3 sq.m. (1,478 sq.ft.)



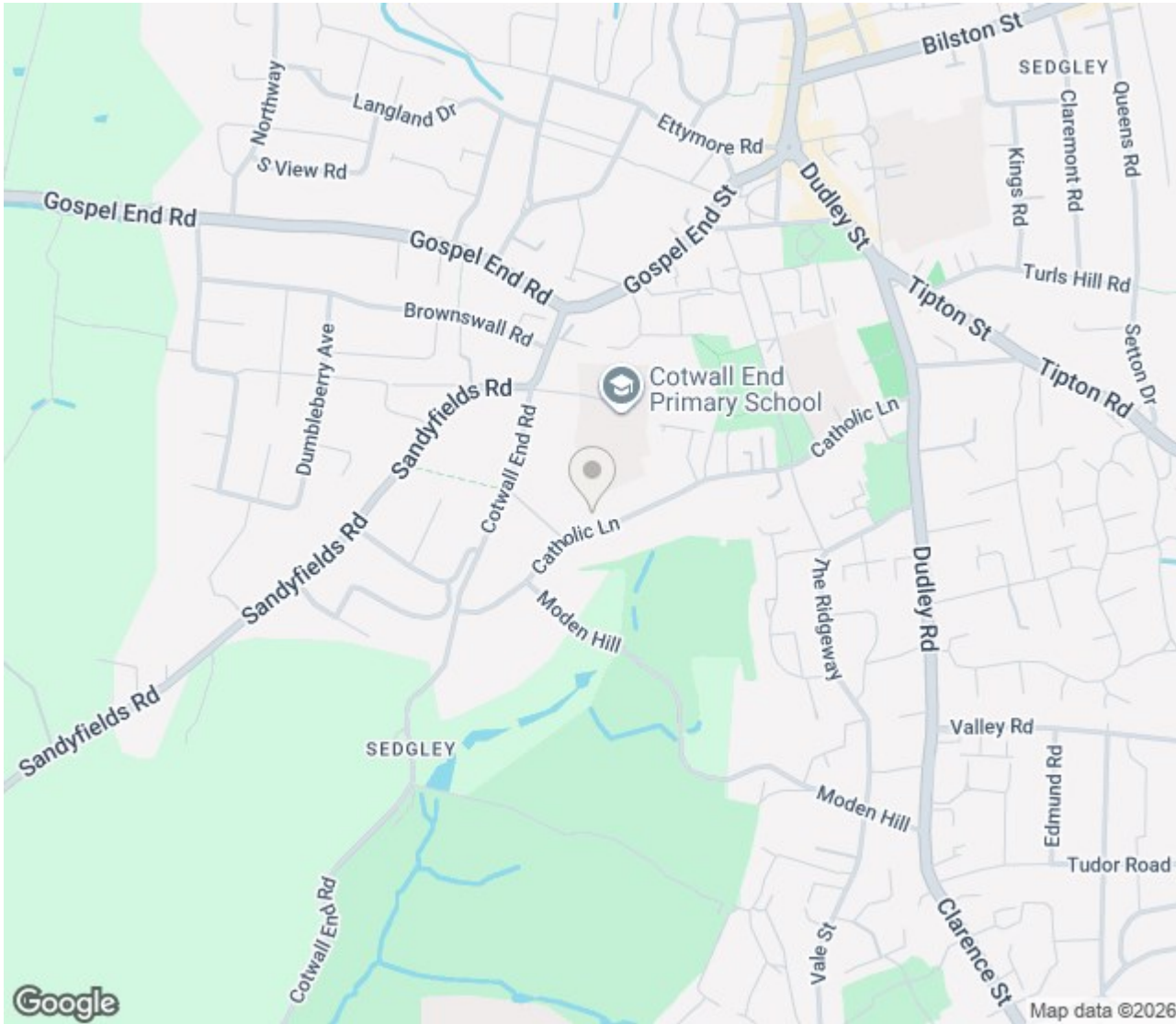
### First Floor

Floor area 58.1 sq.m. (625 sq.ft.)

**Total floor area: 195.4 sq.m. (2,103 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

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>		69
(55-68) <b>D</b>	61	
(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	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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