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# Northway, Sedgley

## Offers In The Region Of £259,500



For sale is this charming semi-detached house that offers immense potential for those wishing to place their own mark on a property. This home, which requires a degree of modernising, offers an excellent opportunity for first-time buyers or families seeking to make their move into a highly sought-after location.

The property features three bedrooms; two spacious double bedrooms, with one serving as the master, and a single bedroom, catering to your accommodation needs. It also boasts a functional shower room for your convenience.

The living space includes a single reception room which is well proportioned and benefits from access directly to the garden, making it ideal for families and social occasions. It also doubles as a lounge/diner, perfect for family meals or entertaining guests.

The home comes with a single kitchen, ready to be revitalised and transformed into the heart of the home with your own personal touches.

One of the unique features of this property is its ample parking facilities, including a single garage, providing invaluable off-street parking.

Location-wise, this property is a dream come true. It is situated in close proximity to public transport links, local amenities, and nearby schools, making it perfect for families. Additionally, nearby parks and walking routes offer plenty of outdoor recreational opportunities.

Please note that this property is Leasehold but will be sold as Freehold.  
Offered with NO UPWARD CHAIN.

## KEY FEATURES

- SEMI-DETACHED FAMILY HOME
  - LOUNGE / DINER
  - THREE BEDROOMS
  - UPSTAIRS SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN
  - GARAGE
  - AMPLE OFF ROAD PARKING
- OFFERED WITH NO ONWARD CHAIN









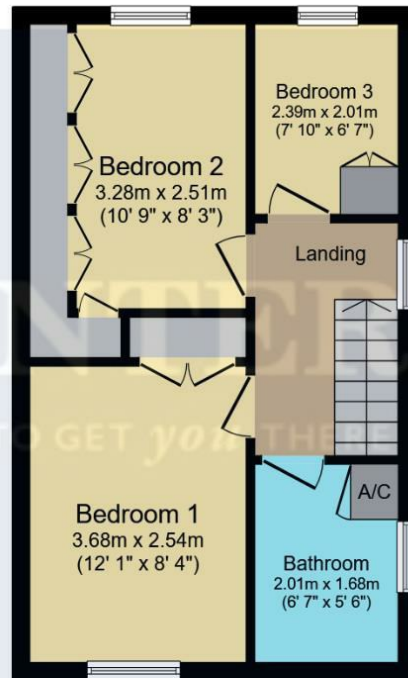






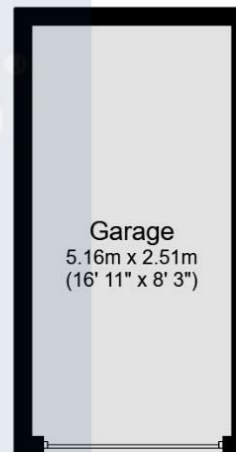
### Ground Floor

Floor area 37.0 sq.m. (398 sq.ft.)



### First Floor

Floor area 37.0 sq.m. (398 sq.ft.)

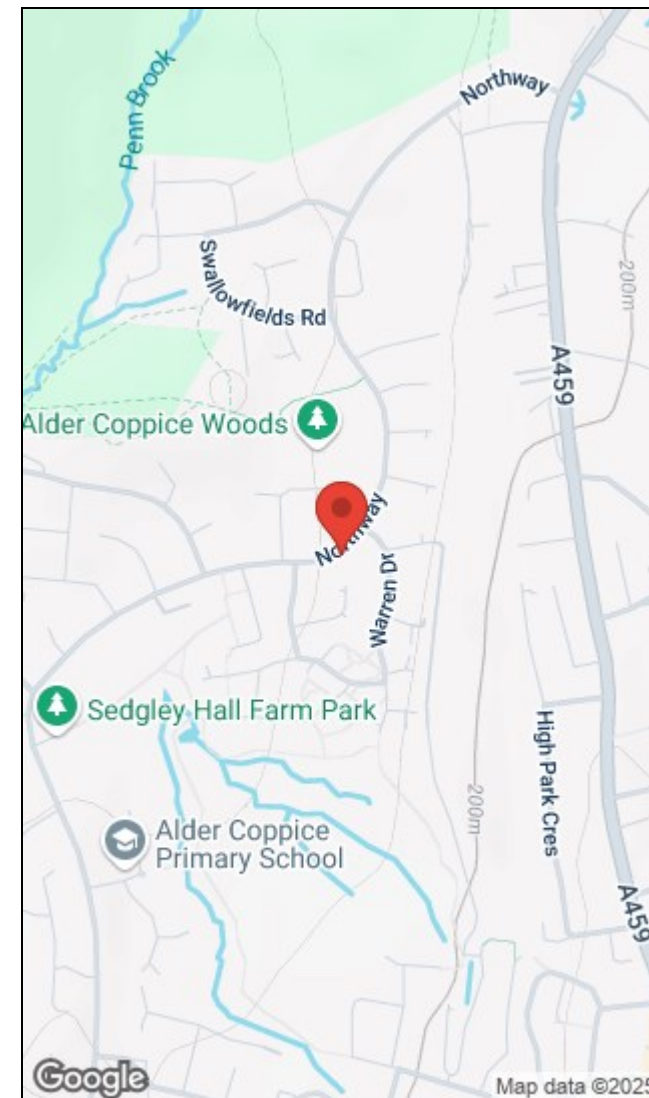


### Garage

Floor area 13.0 sq.m. (140 sq.ft.)

**Total floor area: 86.9 sq.m. (936 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 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 |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
| England & Wales                             |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |
| England & Wales                                                 |  |         |           |

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