



Cotwall End Road, The Straits
Dudley, DY3 3EL

£285,000



A deceptively spacious detached bungalow occupying a particularly delightful position in an extremely popular residential area.

This outstanding home has been well maintained and improved to provide excellent accommodation. Interior viewing is highly recommended.

Approach Having driveway to the side past lawn areas.

Entrance Porch Having ceramic floor tiling, double glazed windows and door.

Reception Hall Having central heating radiator, laminate flooring and archway to sitting area.

Living Room 17' 2" x 13' 2" (5.23m x 4.01m) Having central heating radiator, laminate flooring, double glazed window and double glazed sliding patio doors to rear garden.

Sitting Area 12' 6" x 10' 2" (3.81m x 3.10m) Having central heating radiator, laminate flooring, double glazed window and stairs to first floor.

Kitchen 15' 11" x 9' 1" (4.85m x 2.77m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards and cupboard housing combination boiler. Ceramic wall and floor tiles, airing cupboard, central heating radiator and double glazed window.

Side Area Having door to rear garden.

Utility 14' 3" x 6' 9" (4.34m x 2.06m) Having central heating radiator, double glazed window and double glazed sliding doors to rear garden.

Downstairs Bedroom 12' 4" x 11' 3" (3.76m x 3.43m) Having central heating radiator, laminate flooring and double glazed window.

Downstairs Shower Room 8' 3" x 5' 5" (2.51m x 1.65m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Central heating radiator, flush ceiling spot lights, laminate flooring and single glazed window.

Landing Having central heating radiator, laminate flooring and double glazed window.

Bedroom 13' 9" x 10' 0" (4.19m x 3.05m) Having central heating radiator, laminate flooring and numerous double glazed windows.

En-suite Bathroom 9' 8" x 9' 6" (2.94m x 2.89m) Having panelled bath with shower fitting, wash hand basin and low flush WC built into vanity unit. Extractor fan, ceramic wall tiling, central heating radiator, laminate flooring and double glazed window.





Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

Garage 16' 9" x 8' 0" (5.10m x 2.44m) Having electric 'Up & Over' door', light and power points.

Workshop 9' 7" x 8' 3" (2.92m x 2.51m) Having light and power points.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		78	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	54	78	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

