

SKITTS

ESTATE AGENTS



South View Road, Sedgley
Dudley, DY3 3PG

£269,950

01902 686868

We Value Your Home

An extremely well presented semi-detached property situated in a desirable location convenient for a range of amenities and a short distance from Sedgley Town centre.



This tastefully decorated and particularly stylish three bedroom home benefits from central heating, double glazing, off road parking and a garage.

Further noteworthy features include: a modern fitted kitchen with integrated appliances, two reception rooms, a stunning first floor bathroom and a delightful rear garden enclosed and private from neighbouring properties.

Interior viewing is highly recommended to fully appreciate this impressive family home.

Approach Tarmac driveway providing off road parking.

Entrance Porch Having double glazed front door.

Reception Hall Having composite front door, central heating radiator and under stairs cupboard.

Living Room 13' 11" x 11' 0" (4.24m x 3.35m) Having pebble effect electric fire with marble type surround, hearth and fire-place. Central heating radiator and double glazed bay window.

Dining Room 11' 2" x 10' 9" (3.40m x 3.27m) Having central heating radiator and sliding patio doors to rear garden.

Kitchen 15' 3" x 7' 7" (4.64m x 2.31m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Built-in oven with 4 ring electric hob and cooker hood. Integrated dishwasher and plumbing for washing machine. Range of fitted wall cupboards, ceramic wall tiles, central heating radiator, double glazed window, flush ceiling spot lights and double glazed door to rear garden.

Landing Double glazed window and loft hatch for access.

Bedroom One 13' 7" x 10' 9" (4.14m x 3.27m) Having central heating radiator and double glazed window.

Bedroom Two 11' 3" x 11' 0" (3.43m x 3.35m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Three 7' 0" x 6' 2" (2.13m x 1.88m) Having central heating radiator and double glazed window.

Bathroom 7' 7" x 6' 1" (2.31m x 1.85m) Having White suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, Chrome heated towel rail, central heating radiator, double glazed window, flush ceiling spot lights and wall cupboard.



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

Garage 14' 8" x 9' 0" (4.47m x 2.74m) Having 'Up & Over' door, wall mounted combination boiler, 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.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





TOTAL FLOOR AREA: 1035 sq ft. (95.9 sq.m.) approx.
We warrant nothing in this report to be the accuracy of the figures contained here. Measurements of areas, including the total floor area, are approximate and are subject to change. It is recommended that you obtain a professional measurement of the property. This plan is for information purposes only and should be used in conjunction with the property particulars. The furniture, fixtures and appliances shown here are not intended and to guarantee as to their quantity or efficiency and to be given. (based on Mortgage 10/20)

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

