

SKITTS

ESTATE AGENTS



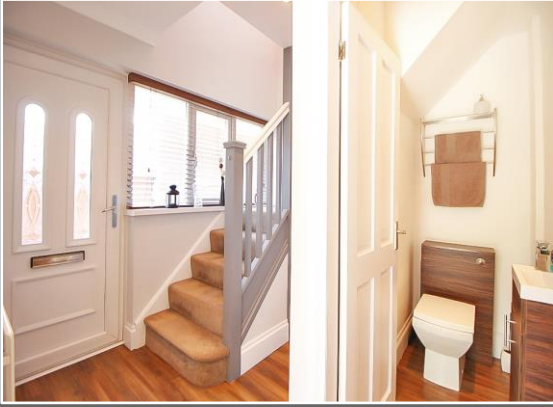
Manderley Close, Sedgley
Dudley, DY3 3QG

Offers in Excess of £275,000

01902 686868

We Value Your Home

An immaculate detached home occupying a pleasant position in a quiet cul-de-sac location in an extremely popular residential area local to a range of amenities.



This substantial property with two double bedrooms has been maintained throughout to a high standard and interior viewing is highly recommended.

This deceptively spacious home has been improved to provide stylish and delightful accommodation, benefiting from an impressive dining kitchen with integrated appliances, an 'L' shaped lounge diner, downstairs WC, two good size bedrooms (potential to enhance to three bedrooms subject to planning permission), a stunning bathroom, off road parking plus garage and a delightful and private rear garden.

The property also benefits from central heating and uPVC double glazing. This tastefully decorated home is offered for sale with no upward chain and protected by a burglar alarm system.

Approach By way of tarmac driveway providing off road parking past gravel area and neat lawn area.

Reception Hall Having uPVC double glazed front door, double glazed window, under stairs cupboard, central heating radiator and laminate flooring.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit and ceramic wall tiling.

Lounge/Diner 18' 0" x 16' 4" (5.48m x 4.97m) Having pebble effect electric fire with feature surround and hearth, two central heating radiators, double glazed bay window to the front and double glazed side window.

Breakfast Kitchen 17' 8" x 10' 7" (5.38m x 3.22m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 5 ring gas hob and cooker hood. Fitted breakfast bar, integrated refrigerator, freezer, dishwasher, washer/dryer, wine cooler, feature plinth lighting and range of fitted wall cupboards. Wall mounted combination boiler, flush ceiling spot lights, central heating radiator, laminate flooring and double glazed window and door leading out.

Landing Having loft hatch for access by way of retractable ladder and double glazed window.

Bedroom One 12' 9" x 10' 7" (3.88m x 3.22m) Having central heating radiator and double glazed window.

Bedroom Two 11' 1" x 9' 4" (3.38m x 2.84m) Having central heating radiator and double glazed window.





Bathroom 11' 0" x 5' 5" (3.35m x 1.65m) Having white suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, feature central heating radiator, flush ceiling spot lights and double glazed window.

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

'L' Shaped Garage 26' 11" x 11' 5" (8.20m x 3.48m) Having 'Up & Over' door, 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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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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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