

SKITTS

ESTATE AGENTS



Northway, Sedgley
Dudley, DY3 3PZ

£320,000

01902 686868

We Value Your Home



A stunning, contemporary and deceptively spacious family home presented throughout to a particularly high standard must be seen to be appreciated.

This stylish three bedroom detached property has been considerably improved and is situated in a desirable residential area local to amenities including shops, schools and public transport services.

The property has been extended to the rear and benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear.

Further noteworthy features to this outstanding home include: a stunning kitchen with integrated appliances, a delightful bathroom with separate bath and shower cubicle, living room plus dining area and three bedrooms. **INTERIOR VIEWING IS HIGHLY RECOMMENDED**

Council Tax Band D. Energy Rating C. Tenure FREEHOLD.

Approach By way of gravel driveway providing off road parking for numerous vehicles.

Entrance Porch Having composite front door, flush ceiling spot lights, laminate flooring and double glazed window.

Living Room 21' 4" x 11' 1" (6.50m x 3.38m) Having central heating radiator, flush ceiling spot lights, laminate flooring, double glazed bow window and double glazed patio doors to rear garden.

Dining Area 10' 0" x 8' 6" (3.05m x 2.59m) Having central heating radiator, flush ceiling spot lights and laminate flooring.

Kitchen 11' 8" x 10' 9" (3.55m x 3.27m) 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 refrigerator, freezer and plumbing for washing machine. Range of fitted wall cupboards, flush ceiling spot lights, central heating radiator, laminate flooring, double glazed window, door leading out to side and French doors to rear garden.

Landing Having double glazed window.

Bedroom One 11' 4" x 11' 3" (3.45m x 3.43m) Having central heating radiator and double glazed window.

Bedroom Two 11' 2" x 9' 9" (3.40m x 2.97m) Having central heating radiator and double glazed window.

Bedroom Three 8' 5" x 7' 2" (2.56m x 2.18m) Having central heating radiator and double glazed window.

Bathroom 8' 7" x 8' 3" (2.61m x 2.51m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail, flush ceiling spot lights, loft hatch for access and double glazed window.



Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area and garden shed.

Garage 17' 0" x 8' 9" (5.18m x 2.66m) 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.

COUNCIL TAX BAND: D
EPC RATING: C

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.

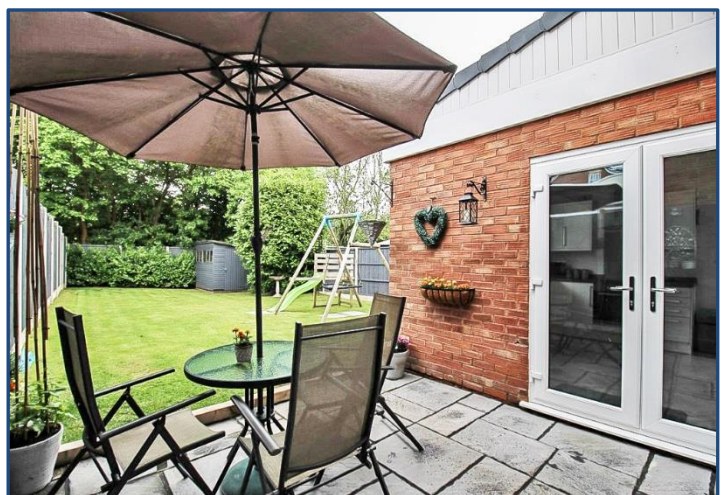
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

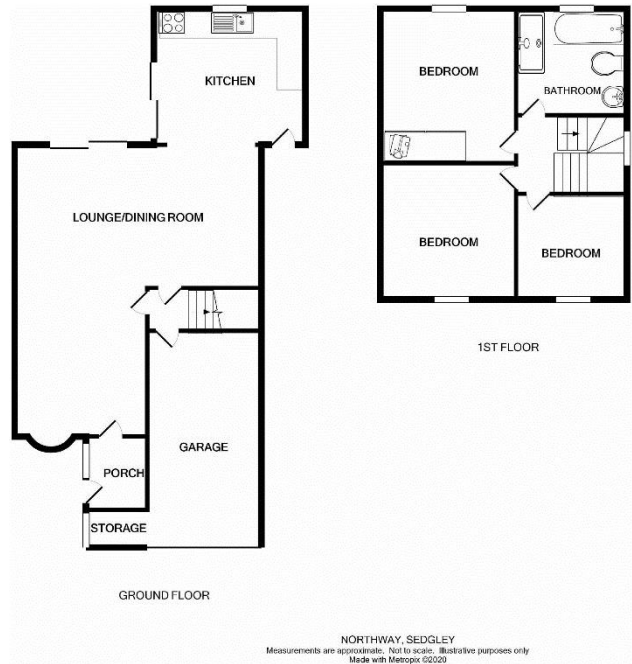
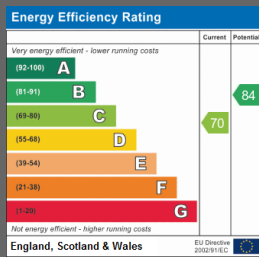
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DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act 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.

The Finance Family 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.**

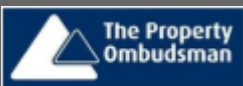
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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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 :