

SKITTS

ESTATE AGENTS



Moden Hill, Sedgley
Dudley, DY3 3YB

£550,000

01902 686868

We Value Your Home



A particularly delightful and substantial residence known as Lilac Cottage occupying a pleasant and quiet position enjoying a stunning panoramic aspect over adjoining countryside with far reaching views. This impressive detached home is presented throughout to a high standard and must be seen to be appreciated.

The original cottage is stone built with a substantial addition to the rear. It has undergone a comprehensive scheme of restoration skilfully blending authentic rustic features with a range of stylish modern appointments.

Numerous noteworthy features to this spacious and outstanding property include: two reception rooms with cast iron burners plus conservatory, delightfully fitted kitchen, stylish downstairs cloaks, luxury family bathroom plus ensuite shower room to bedroom one, central heating and double glazing. There is ample off road parking plus a detached double garage, summerhouse with Jacuzzi, raised timber decking/balcony area providing breath taking open field views. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of gates and pathway past artificial lawn area and flowering shrubs. With gravel driveway to side providing off road parking for numerous vehicles.

Living Room 21' 4" x 19' 6" (6.50m x 5.94m) Having multi fuel cast iron burner in feature chimney breast, original type timber beams, flush ceiling spot lights and four wall light points. Solid oak flooring, two central heating radiators and four double glazed windows.

Dining Room 13' 7" x 12' 0" (4.14m x 3.65m) Having cast iron multi fuel burner with feature surround, original type timber beams and three wall light points. Solid oak flooring, central heating radiator, double glazed window and double glazed front door.

Cloakroom Having low flush WC and wash hand basin built into vanity unit, chrome heated towel rail, ceramic wall and floor tiling. Flush ceiling spot lights, extractor fan, two storage cupboards and double glazed window.

Kitchen 12' 3" x 11' 9" (3.73m x 3.58m) Having inset ceramic sink top with fitted base units and timber work tops, cooker hood, integrated dishwasher, centre island and range of fitted wall cupboards. Original type timber beams, flush ceiling spot lights, oak flooring, central heating radiator and three double glazed windows.

Conservatory 13' 6" x 9' 8" (4.11m x 2.94m) Having flush ceiling spot lights, oak flooring, central heating radiator, two Velux windows, double glazed windows and french doors leading out.

Landing Having airing cupboard housing combination boiler, loft hatch for access, flush ceiling spot lights, central heating radiator and two double glazed windows.

Bedroom One 15' 0" x 10' 4" (4.57m x 3.15m) Having range of fitted wardrobes and walk in wardrobe, flush ceiling spot lights, central heating radiator and two double glazed windows providing countryside views.

En-suite 7' 8" x 4' 5" (2.34m x 1.35m) (Max) Having shower cubicle with shower fitting, low flush WC and wash hand basin built into vanity unit, ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Bedroom Two 13' 5" x 12' 1" (4.09m x 3.68m) Having central heating radiator and double glazed window.



Bedroom Three 10' 4" x 9' 0" (3.15m x 2.74m) Having flush ceiling spot lights, central heating radiator and double glazed window.

Bathroom 9' 5" x 7' 3" (2.87m x 2.21m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap and gated side access. Artificial lawn areas, numerous flowers and flowering shrubs, timber decking/balcony area, summerhouse with Jacuzzi, power points and flush spot lights.

Double Detached Garage Having two 'Up & Over' doors, 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: E
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.

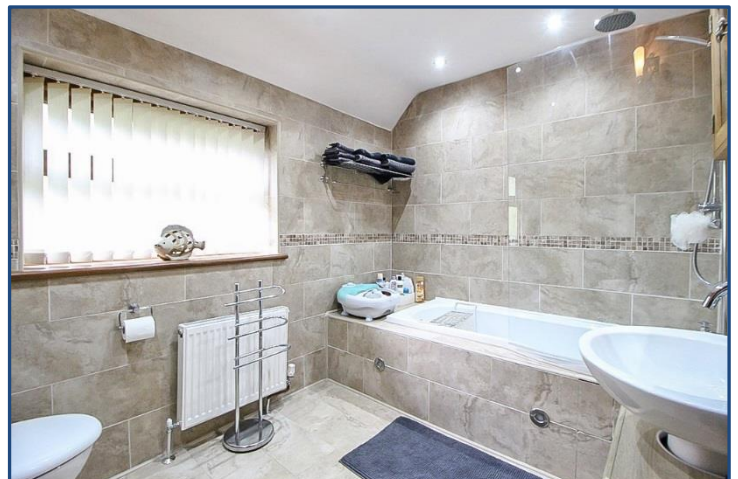
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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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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.

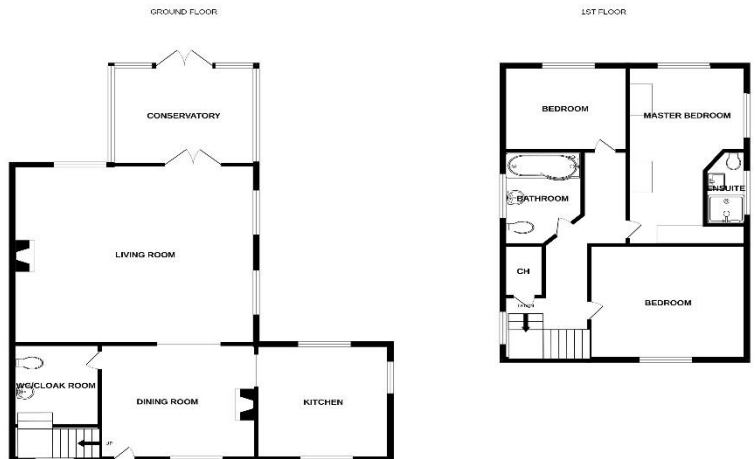




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