

SKITTS

ESTATE AGENTS



Cotwall End Road, The Straits
Dudley, DY3 3ER

£435,000

01902 686868

We Value Your Home



An outstanding dormer bungalow occupying a delightful and prominent position in an extremely popular residential area local to amenities. This brand new detached home is finished to a high specification, offering spacious accommodation that must be seen to be appreciated.

The stunning property provides versatile accommodation with two/three bedrooms, two shower rooms, one bathroom, a good size living room with French doors out and a stylish kitchen fitted with a range of integrated appliances.

There is a garage to the side with an electric roller shutter door, off road parking for numerous vehicles, neat gardens to the front, side and rear. The property benefits from central heating, double glazing, a burglar alarm, electric car charging point and is for sale with no upward chain.

Council Tax Band TBC. Energy Rating B. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking plus additional parking opposite and lawn fore-garden.

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

Living Room 15' 0" x 14' 0" (4.57m x 4.26m) Having flush ceiling spot lights, central heating radiator, double glazed window and double glazed french doors to the rear garden.

Kitchen 11' 6" x 11' 4" (3.50m x 3.45m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with five ring induction hob and cooker hood. integrated refrigerator, freezer, microwave, dishwasher and range of fitted wall cupboards. Flush ceiling spot lights, central heating radiator and double glazed window.

Downstairs Bedroom/Office 11' 8" x 9' 11" (3.55m x 3.02m) Having flush ceiling spot lights, central heating radiator and double glazed window.

Downstairs Shower Room Having shower cubicle with shower fitting, wash hand basin and low flush WC built into vanity unit. Chrome heated towel rail, extractor fan, ceramic wall tiling, flush ceiling spot lights and double glazed window.

First Floor Landing Having loft hatch for access and central heating radiator.

Bedroom One 18' 8" x 13' 2" (5.69m x 4.01m) Having flush ceiling spot lights, central heating radiator, Velux window and double glazed window.

En-suite Bathroom 8' 9" x 7' 8" (2.66m x 2.34m) Having panelled bath with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and Velux window.



Bedroom Two 18' 5" x 14' 0" (5.61m x 4.26m) (Max) Having central heating radiator and two Velux windows.

En-suite Shower Room 7' 4" x 5' 5" (2.23m x 1.65m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Chrome heated towel rail, extractor fan, ceramic wall tiling, flush ceiling spot lights and double glazed window.

Garage 19' 8" x 9' 7" (5.99m x 2.92m) Having electric roller shutter door, light and power points. Fitted work top with base units and double glazed door to the rear garden.

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

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:
EPC RATING: B

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.

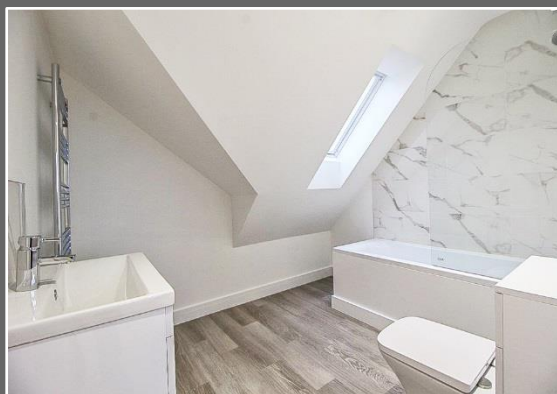
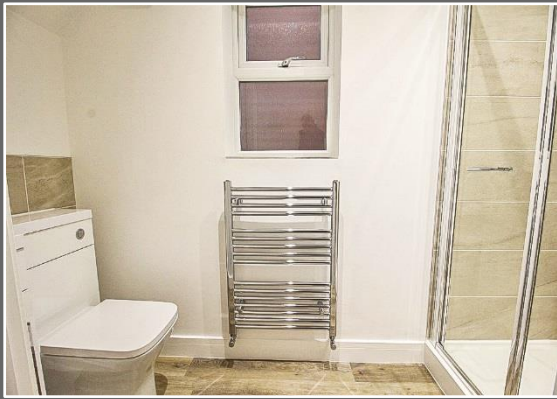
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

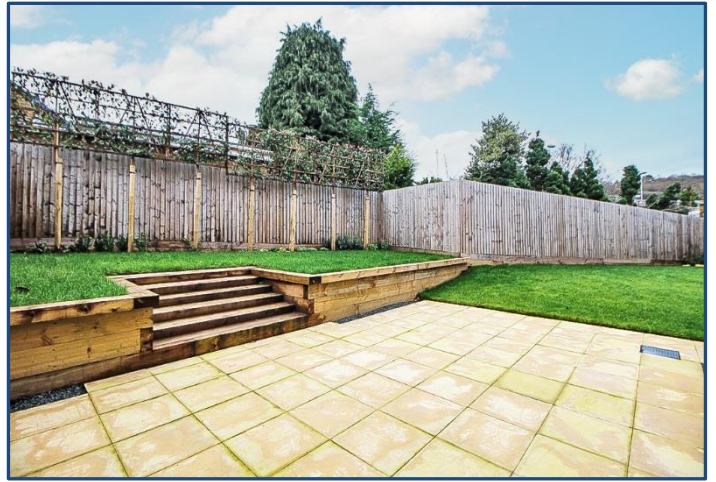
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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 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.

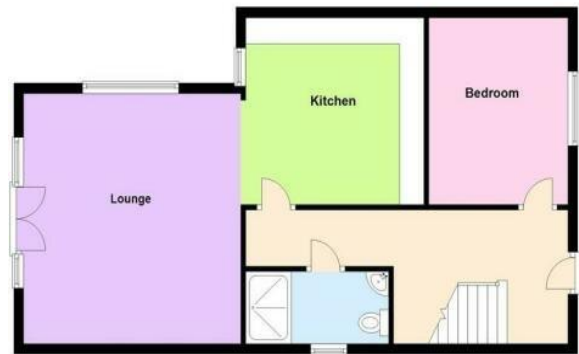
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

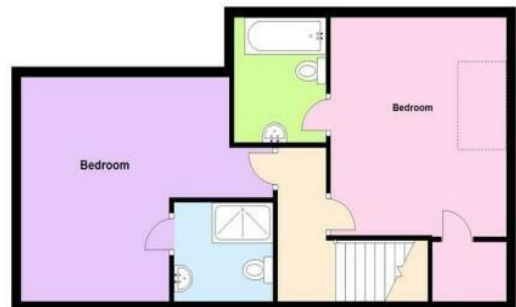




Ground Floor



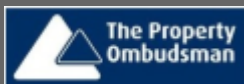
First Floor



15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: