

SKITTS

ESTATE AGENTS



Wren Street, Woodsetton
Dudley, DY1 4LP

£250,000

01902 686868

We Value Your Home



A well maintained detached residence occupying a delightful position in an extremely popular residential area local to a range of amenities.

This spacious family home with three bedrooms and an impressive rear garden is offered for sale with no upward chain and must be seen to be appreciated.

The property benefits from two reception rooms, kitchen plus utility, a modern bathroom with separate bath and shower cubicle, central heating, double glazing, off road parking and a garage. Mining report available upon request.

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

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch Having double glazed door.

Reception Hall Having storage cupboard and central heating radiator.

Living Room 13' 4" x 11' 9" (4.06m x 3.58m) Having central heating radiator and double glazed window.

Dining Room 13' 11" x 12' 1" (4.24m x 3.68m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed sliding door to the rear garden.

Kitchen 10' 10" x 6' 9" (3.30m x 2.06m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall tiles, laminate flooring and central heating radiator. Double glazed window and door leading out.

Utility 10' 1" x 8' 3" (3.07m x 2.51m) Having plumbing for washing machine, double glazed window and double glazed door to the rear garden.

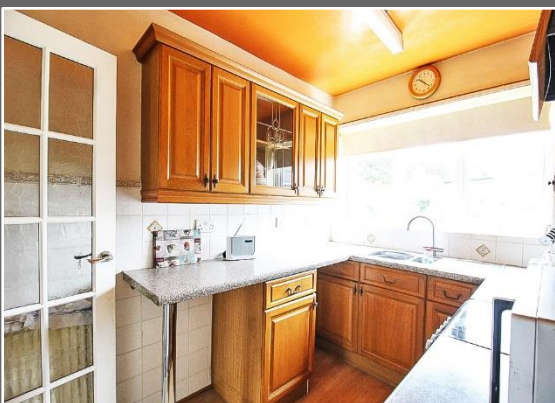
Landing Having loft hatch for access and double glazed window.

Bedroom One 13' 0" x 11' 2" (3.96m x 3.40m) Having central heating radiator and two double glazed windows.

Bedroom Two 11' 2" x 11' 1" (3.40m x 3.38m) Having range of fitted wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 10' 0" x 6' 7" (3.05m x 2.01m) Having fitted wardrobes, central heating radiator and double glazed window.

Bathroom 8' 11" x 7' 1" (2.72m x 2.16m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.



Rear Garden Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, out buildings, garden shed and gated side access.

Garage 17' 5" x 8' 2" (5.30m x 2.49m) Having 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.

COUNCIL TAX BAND: D
EPC RATING: D

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.





15 Dudley Street
Sedgley
DY3 1SA

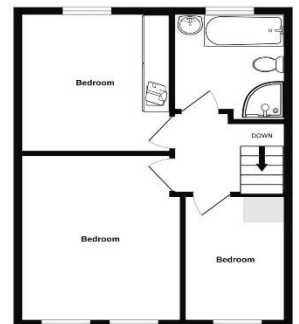
01902 686868

sedgley@skitts.net



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Merge 02/22

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: