

# SKITTS

ESTATE AGENTS



**Goodrich Mews,  
Dudley, DY3 2FG**

**£264,500**

01902 686868

**We Value Your Home**



An impressive semi-detached property offering spacious and extremely well presented family accommodation that must be seen to be appreciated. This double fronted three bedroom home occupies a delightful and quiet position in a popular residential area local to a range of amenities.

The property has been well maintained throughout and benefits from two reception rooms plus a conservatory, fitted kitchen, downstairs WC, family bathroom and an ensuite shower room.

There is off road parking to the front, garage and a low maintenance garden to the rear. The property is centrally heating and double glazed.

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

**Approach** By way of tarmac driveway providing off road parking for two vehicles.

**Reception Hall** Having double glazed door, Karndean flooring and central heating radiator.

**Downstairs WC** Having low flush WC, wash hand basin, ceramic wall tiling and central heating radiator.

**Living Room** 16' 6" x 10' 1" (5.03m x 3.07m) Having pebble effect electric fire with marble type surround, hearth and fireplace, two central heating radiators and double glazed window.

**Dining Room** 9' 4" x 8' 2" (2.84m x 2.49m) Having Karndean flooring, central heating and two double glazed windows.

**Kitchen** 14' 0" x 8' 3" (4.26m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards and pantry. Ceramic wall tiles, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

**Conservatory** 11' 9" x 11' 1" (3.58m x 3.38m) Having pebble effect electric fire with marble type surround, hearth and fireplace, central heating radiator, double glazed windows and door leading out to the rear garden.

**Landing** Having loft hatch for access, laminate flooring, central heating radiator and double glazed window.

**Bedroom One** 13' 4" x 10' 4" (4.06m x 3.15m) Having two built in wardrobes, laminate flooring, central heating radiator and double glazed window.

**En-suite** 9' 5" x 3' 4" (2.87m x 1.02m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, shaver point, central heating radiator and double glazed window.



**Bedroom Two** 11' 2" x 9' 6" (3.40m x 2.89m) Having built in wardrobe, airing cupboard, laminate flooring, central heating radiator and double glazed window.

**Bedroom Three** 11' 1" x 6' 6" (3.38m x 1.98m) Having fitted wardrobes, laminate flooring, central heating radiator and double glazed window.

**Bathroom** 6' 8" x 6' 3" (2.03m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, Karndean flooring, central heating radiator and double glazed window.

**Garage** 18' 3" x 8' 5" (5.56m x 2.56m) Having 'Up & Over' door, light and power points.

**Rear Garden** Having paved patio area, cold water tap, artificial lawn area, outside power points and 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: C**  
**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.

**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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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and the responsibility is placed on the buyer's solicitor or other professional. The seller, its agents, and any other persons have not been asked to verify the accuracy of the floorplan and the buyer is advised to verify the accuracy of the floorplan by their own means or by other means.

**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: .....