

SKITTS

ESTATE AGENTS



Wolverhampton Road, Sedgley
Dudley, DY3 1QR

£280,000

01902 686868

We Value Your Home



An extremely well maintained semi-detached property extended to the rear and arranged over three floors, offering excellent family accommodation that must be seen to be appreciated. This particularly delightful home with three double bedrooms is situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

The property is tastefully decorated and presented throughout to a high standard benefiting from central heating, double glazing, off road parking for numerous vehicles plus garage and private rear garden.

Further noteworthy features include: a spacious lounge diner, breakfast kitchen with a range of integrated appliances plus utility and a stylish shower room. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Having composite front door and double glazed windows.

Reception Hall Having Lifestyle Colosseum flooring, under stairs cupboard and central heating radiator.

Lounge/Diner 24' 7" x 12' 2" (7.49m x 3.71m) Having coal effect electric fire with marble type surround, hearth and fireplace, Lifestyle Colosseum flooring, two central heating radiators and double glazed bay window with window seat.

Breakfast Kitchen 18' 0" x 8' 0" (5.48m x 2.44m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, dishwasher and microwave, range of fitted wall cupboards, Karndean flooring, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Utility 9' 3" x 6' 5" (2.82m x 1.95m) Having plumbing for washing machine, double glazed window and double glazed door.

Landing Having central heating radiator, two double glazed windows and stairs to the second floor.

Bedroom One 12' 1" x 12' 0" (3.68m x 3.65m) Having central heating radiator and double glazed window.

Bedroom Two 12' 0" x 11' 9" (3.65m x 3.58m) Having fitted wardrobes with mirror fronted sliding doors, two wall light points, laminate flooring, central heating radiator and double glazed french doors leading out.

Shower Room 8' 6" x 6' 2" (2.59m x 1.88m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, chrome heated towel rail and double glazed window.



Bedroom Three (second floor) 15' 6" x 11' 8" (4.72m x 3.55m) Having storage cupboard, laminate flooring, flush ceiling spot lights, electric radiator and two Velux windows.

Garage 25' 5" x 8' 7" (7.74m x 2.61m) Having light and power points, wall mounted Worcester combination boiler, cold water tap, double glazed window and double glazed door to the rear garden.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs.

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: B
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.

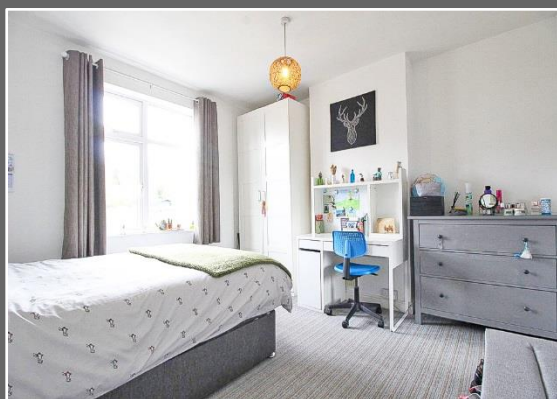
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

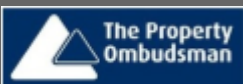




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: