

# SKITTS

ESTATE AGENTS



**Wren Street, Woodsetton**  
Dudley, DY1 4LP

**£230,000**

01902 686868

**We Value Your Home**



A particularly impressive semi-detached property extended to provide excellent family accommodation that must be seen to be appreciated. This extremely well presented and much improved three bedroom home is situated in a popular residential area local to amenities including shops, schools and public transport services.

The spacious property is tastefully decorated throughout and benefits from numerous noteworthy features including: a stunning breakfast kitchen with a range of integrated appliances, living room plus dining area, a downstairs shower room plus first floor shower room and a small garage/store (not suitable for a vehicle).

Further highlights include: central heating, uPVC double glazing, off road parking, a partially boarded loft area and a delightful rear garden with patio area and neat lawn area. The property is located in a past coal mining area. A Mining Interpretive Report is available upon request. **CASH BUYERS PREFERRED. INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

**Entrance Porch** Having double glazed door and windows.

**Reception Hall** Having double glazed front door, central heating radiator and feature circular window.

**Living Room** 18' 4" x 11' 3" (5.58m x 3.43m) Having coal effect electric fire with marble type surround, hearth and fireplace, central heating radiator and double glazed window.

**Dining Area** 17' 7" x 10' 2" (5.36m x 3.10m) Having flush ceiling spot lights, two central heating radiators and double glazed sliding patio door to the rear garden.

**Downstairs Shower Room** 7' 2" x 5' 6" (2.18m x 1.68m) Having shower cubicle with shower fitting, wash hand basin and low flush WC built into vanity unit. Chrome heated towel rail, flush ceiling spot lights and double glazed window.

**Breakfast Kitchen** 18' 6" x 13' 7" (5.63m x 4.14m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator, freezer and dishwasher. Cooker hood, plumbing for washing machine, breakfast bar, range of fitted wall cupboards, flush ceiling spot lights, two central heating radiators, double glazed window and door leading out.

**Landing** Having loft hatch for access by way of retractable ladder to partially boarded loft area.

**Bedroom One** 14' 2" x 11' 5" (4.31m x 3.48m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 2" x 10' 2" (3.40m x 3.10m) Having range of fitted wardrobes, central heating radiator and double glazed window.



**Bedroom Three 10' 1" x 8' 0" (3.07m x 2.44m)** Having central heating radiator and double glazed window.

**Shower Room 9' 0" x 7' 1" (2.74m x 2.16m)** Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, flush ceiling spot lights, storage cupboards, central heating radiator and double glazed window.

**Garage/Store (Not suitable for a vehicle) 11' 6" x 7' 4" (3.50m x 2.23m)** Having light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, fish pond, numerous flowers and flowering shrubs. Garden shed with light, power points and double glazed windows, greenhouse 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.

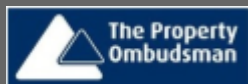




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....