

SKITTS

ESTATE AGENTS



Southerndown Road, Sedgley
Dudley, DY3 3NB

£325,000

01902 686868

We Value Your Home



Offered with **NO UPWARD CHAIN**. A substantial semi-detached property occupying a delightful and quiet position in an extremely popular residential area with Baggeridge Country Park a short distance away providing acres of open space for walking and delightful countryside views.

This impressive home has been extended to provide excellent family accommodation with three double bedrooms and a useful study/nursery/dressing room. The property is well presented throughout, tastefully decorated and benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear.

Further noteworthy features include: two reception rooms, a stylish fitted kitchen, a useful downstairs WC, a good size bathroom with separate bath and shower cubicle. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Having uPVC front door and two double glazed windows.

Reception Hall Having under stairs cupboard and central heating radiator.

Living Room 13' 2" x 11' 5" (4.01m x 3.48m) Having pebble effect electric fire with surround, hearth and fireplace, two wall light points, central heating radiator and double glazed window.

Dining Room 11' 4" x 10' 8" (3.45m x 3.25m) Having central heating radiator and double glazed sliding door to the rear garden.

Kitchen 11' 6" x 7' 0" (3.50m x 2.13m) 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. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, double glazed window and door leading out.

Lobby Having double glazed door leading out and WC off: Having low flush WC and double glazed window.

Landing

Bedroom One 13' 9" x 11' 3" (4.19m x 3.43m) Having central heating radiator and double glazed window.

Bedroom Two 11' 4" x 10' 9" (3.45m x 3.27m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 14' 5" x 7' 1" (4.39m x 2.16m) Having central heating radiator and two double glazed windows.



Office/Dressing Area off 8' 2" x 7' 6" (2.49m x 2.28m) Having central heating radiator and double glazed window.



Bathroom 14' 6" x 7' 1" (4.42m x 2.16m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, two pedestal wash hand basins built into vanity units and low flush WC. Ceramic wall tiling, extractor fan, airing cupboard housing combination boiler, chrome heated towel rail and two double glazed windows.

Garage 18' 2" x 8' 1" (5.53m x 2.46m) Having 'Up & Over' door, light and power points

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, gated side access, 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: 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

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sedgley@skitts.net

