

SKITTS

ESTATE AGENTS



High Park Crescent, Sedgley
Dudley, DY3 1QZ

£425,000

01902 686868

We Value Your Home



An extended detached residence situated in a highly sought after residential area local to a range of amenities and a short distance from Sedgley centre. This substantial property offers excellent family accommodation and has been extremely well maintained throughout with interior viewing recommended.

The property is well presented and benefits from four bedrooms all with fitted wardrobes, two reception rooms, a fitted dining kitchen with Rangemaster cooker, useful utility/WC off, a delightful reception hall, modern bathroom and a good size garage. The private rear garden is extremely well presented with patio areas, neat lawn area and a range of flowers and flowering shrubs. The property is centrally heated and uPVC double glazed.

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

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

Entrance Porch Having double glazed doors.

Reception Hall Having storage cupboard, under stairs cupboard, central heating radiator and double glazed window.

Living Room 18' 9" x 11' 3" (5.71m x 3.43m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and double glazed window.

Dining Room 13' 3" x 11' 3" (4.04m x 3.43m) Having feature fireplace, central heating radiator and double glazed window.

Dining Kitchen 14' 9" x 7' 5" (4.49m x 2.26m) Having inset composite type sink top with fitted base units and decorative laminate work tops, Rangemaster cooker with five ring gas hob, integrated refrigerator and dishwasher, range of fitted wall cupboards and ceramic wall tiles. Karndean flooring, central heating radiator, double glazed window and door leading out.

Lobby Having WC off, storage cupboard and double glazed door leading out.

Utility/WC Having plumbing for washing machine, low flush WC and wash hand basin built into vanity unit, ceramic wall tiling, chrome heated towel rail and double glazed window.

Landing Having loft hatch for access by way of retractable ladder and double glazed window.

Bedroom One 14' 1" x 9' 7" (4.29m x 2.92m) Having range of built in wardrobes and drawers, central heating radiator and double glazed bay window with window seat.

Bedroom Two 11' 8" x 11' 2" (3.55m x 3.40m) Having range of fitted wardrobes, drawers and dressing unit, central heating radiator and double glazed window.



Bedroom Three/Sitting Area 23' 7" x 8' 7" (7.18m x 2.61m) Having fitted wardrobes, fireplace, two central heating radiators and two double glazed windows.

Bedroom Four 8' 5" x 7' 4" (2.56m x 2.23m) Having fitted wardrobes, cupboards and dressing unit/desk, central heating radiator and double glazed window.

Bathroom 8' 1" x 7' 1" (2.46m x 2.16m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, heated towel rail, central heating radiator and double glazed window.

Garage 31' 6" x 8' 6" (9.59m x 2.59m) Having 'Up & Over' door, light, power points, double glazed window and door to the rear garden.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Further patio area to rear, fish pond, two garden sheds, gated side and rear 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: E

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.



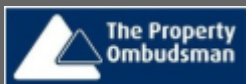


While every attempt has been made to ensure the accuracy of the foregoing description, measurements of areas, volumes, heights and other areas are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any professional purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2021

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

SIGNED :

DATE: