

SKITTS

ESTATE AGENTS



Padarn Close, Sedgley
Dudley, DY3 3PB

£210,000

01902 686868

We Value Your Home



Occupying a quiet and particularly delightful position in a popular residential area off the desirable Northway, this well maintained three bedroom mid town house offers surprisingly spacious accommodation and must be seen to be appreciated.

The family home is local to a range of amenities including shops, schools and public transport services. The property benefits from central heating, double glazing, living room, modern dining kitchen, downstairs WC, modern first floor bathroom and three bedrooms. There are numerous storage areas, a private rear garden and communal parking to the side and rear.

NO UPWARD CHAIN.

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

Approach By way of pathway past lawn fore garden.

Reception Hall Having double glazed front door, two storage cupboards, laminate flooring and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall tiling and double glazed window.

Living Room 14' 3" x 10' 5" (4.34m x 3.17m) Having wall mounted electric fire, laminate flooring, central heating radiator and double glazed window.

Rear Lobby Having storage cupboard and double glazed door to the rear garden.

Dining Kitchen 15' 6" x 11' 2" (4.72m x 3.40m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with five ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, central heating radiator and double glazed window.

Landing Having loft hatch for access by way of retractable ladder, storage cupboard and airing cupboard housing combination boiler.

Bedroom One 13' 2" x 11' 3" (4.01m x 3.43m) Having central heating radiator and double glazed window.

Bedroom Two 12' 8" x 11' 3" (3.86m x 3.43m) Having built in wardrobe, central heating radiator and double glazed window.

Bedroom Three 9' 5" x 8' 9" (2.87m x 2.66m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 6' 8" x 5' 6" (2.03m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, lawn area, brick built out building and gated 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: B
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.

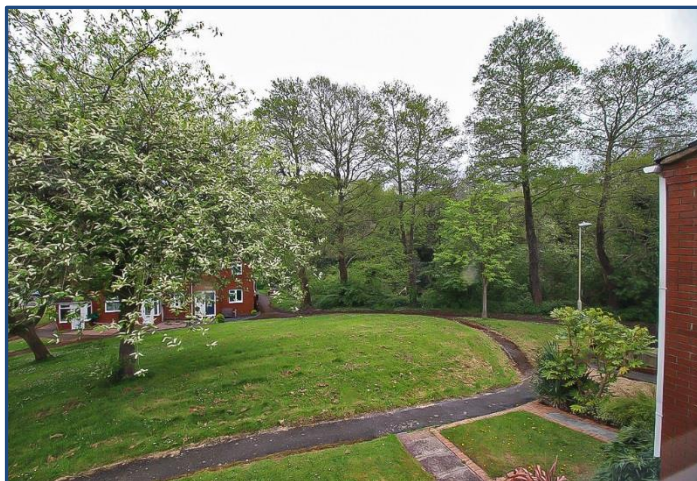
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

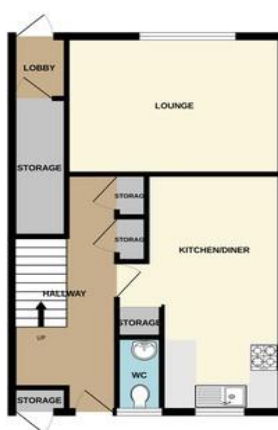
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, boundaries, fixtures and fittings should be approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The purchaser, licensee and applicants should have all areas tested and no guarantee as to their condition or efficiency can be given.
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