

# SKITTS

ESTATE AGENTS



**Donnington Court,  
Dudley, DY1 2RW**

**Offers in Excess of £230,000**

01902 686868

**We Value Your Home**



An impressive town house style property occupying a delightful position on a popular development in a desirable residential area local to a range of amenities.

This modern family home arranged over three floor benefits from three bedrooms, two bathrooms, living room with two Juliette balconies plus sitting room/study, dining kitchen and a downstairs WC. There off road parking to the front and to the rear.

The property is centrally heated, double glazed and offers a private rear garden. The property must be seen to be appreciated.

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

**Approach** By way of tarmac driveway providing off road parking and having parking at rear for one car.

**Reception Hall** Having laminate flooring and central heating radiator.

**Downstairs WC** Having low flush WC, wash hand basin, central heating radiator, ceramic wall and floor tiling.

**Dining Kitchen (Ground Floor) 14' 7" x 12' 4" (4.44m x 3.76m)** Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards and cupboard housing combination boiler. Ceramic floor tiles, flush ceiling spot lights, central heating radiator and double glazed windows and door leading out.

**Sitting Room/Study (Ground Floor) 8' 10" x 8' 5" (2.69m x 2.56m)** Having laminate flooring, central heating radiator and double glazed window.

**First Floor Landing** Having central heating radiator and stairs to second floor.

**Living Room (First Floor) 13' 1" x 12' 5" (3.98m x 3.78m)** Having log effect electric fire with surround, hearth and fireplace, central heating radiator and double glazed doors.

**Bedroom (First Floor) 12' 5" x 7' 1" (3.78m x 2.16m)** Having central heating radiator and double glazed window.

**Bathroom (First Floor) 6' 2" x 5' 9" (1.88m x 1.75m)** Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights and chrome heated towel rail.



**Second Floor Landing** Having loft hatch for access.

**Bedroom (Second Floor)** 12' 6" x 11' 4" (3.81m x 3.45m) Having built in cupboard, central heating radiator and double glazed window.

**En-suite** 6' 2" x 5' 6" (1.88m x 1.68m) Having shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, central heating radiator, flush ceiling spot lights, ceramic wall and floor tiling.

**Bedroom (Second Floor)** 12' 7" x 7' 1" (3.83m x 2.16m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, lawn area, garden shed 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.

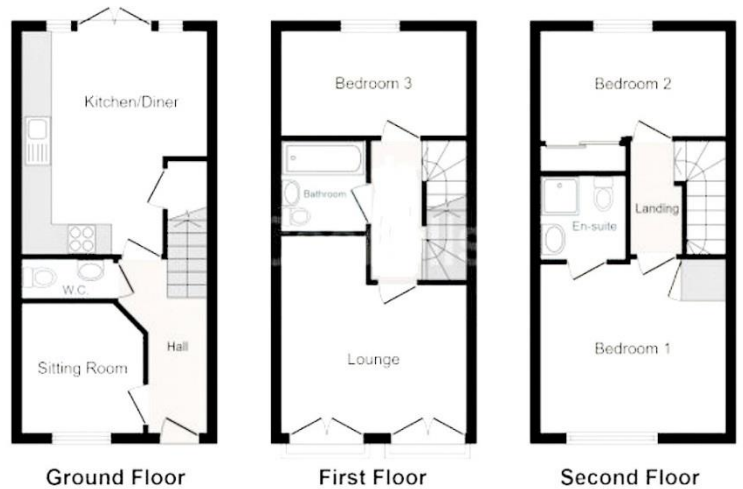
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in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



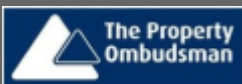


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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:** .....