

SKITTS

ESTATE AGENTS



Castle Street, Sedgley
Dudley, DY3 1NU

£180,000

01902 686868

We Value Your Home



A well maintained min-terraced property conveniently situated within walking distance into Sedgley centre and a range of amenities. This spacious three bedroom family home has been improved in recent years and benefits from central heating, double glazing, off road parking and a private rear garden.

The property is tastefully decorated and has been improved recently with a stylish shower room and downstairs WC. There is a good size living room and dining kitchen with a useful utility area off. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch

Entrance Hall Laminate flooring and central heating radiator.

Living Room 19' 4" x 12' 2" (5.89m x 3.71m) Coal effect gas fire with marble type surround, hearth and fire-place, laminate flooring, storage cupboard, two central heating radiators and double glazed bay window.

Dining Kitchen 15' 6" x 12' 4" (4.72m x 3.76m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall and floor tiling, central heating radiator, double glazed window and door to utility area.

Utility Area Plumbing for washing machine, central heating radiator, double glazed window, uPVC door out and WC off.

Downstairs WC Low flush WC, pedestal wash hand basin and extractor fan.

Landing Loft hatch for access.

Bedroom One 13' 5" x 8' 4" (4.09m x 2.54m) Range of built-in wardrobes, central heating radiator and double glazed bay window.

Bedroom Two 13' 0" x 8' 1" (3.96m x 2.46m) Central heating radiator and double glazed window.

Bedroom Three 6' 9" x 5' 3" (2.06m x 1.60m) Fitted wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Shower Room 10' 2" x 8' 8" (3.10m x 2.64m) Having White suite comprising: Walk-in shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Extractor fan, flush ceiling spot lights, airing cupboard housing combination boiler, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area, numerous flowers and flowering shrubs and gates 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: 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.

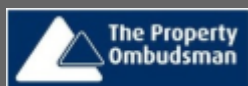




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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: