

SKITTS

ESTATE AGENTS



Brownswall Road, Sedgley
Dudley, DY3 3NS

£280,000

01902 686868

We Value Your Home



A well maintained semi-detached family home situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley centre. This impressive property is tastefully decorated and benefits from three bedrooms, two reception rooms, a stylish kitchen fitted with appliances and a luxury bathroom with separate bath and shower cubicle.

Further noteworthy features include: central heating, uPVC double glazing, off road parking plus garage and a private rear garden enclosed from neighbouring properties. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Double glazed sliding door.

Reception Hall Having uPVC double glazed front door, laminate flooring, under stairs cupboard, central heating radiator and double glazed window.

Living Room 13' 2" x 10' 0" (4.01m x 3.05m) Multi-fuel cast iron burner, laminate flooring, central heating and double glazed doors leading out to the rear garden.

Sitting Room 13' 7" x 10' 9" (4.14m x 3.27m) Feature fire-place with cast iron type surround and marble hearth, laminate flooring, central heating radiator and double glazed window to the front.

Kitchen 9' 2" x 8' 0" (2.79m x 2.44m) Inset ceramic sink top with fitted base units and timber work tops, built-in oven with four ring electric hob and cooker hood. Integrated refrigerator, freezer and coffee machine, range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiling, pantry, central heating radiator, double glazed window and door leading out.

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

Bedroom One 13' 3" x 11' 0" (4.04m x 3.35m) Fitted wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 12' 5" x 10' 1" (3.78m x 3.07m) Central heating radiator and double glazed window.

Bedroom Three 8' 1" x 6' 9" (2.46m x 2.06m) Central heating radiator and double glazed window.

Bathroom 8' 0" x 7' 8" (2.44m x 2.34m) Having White suite comprising: Freestanding bath with shower fitting, shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, flush ceiling spot lights, central heating radiator and two double glazed windows.



Garage 25' 0" x 9' 0" (7.61m x 2.74m) Having 'Up & Over' door, light and power points, plumbing for washing machine, double glazed window and door leading out to the rear garden.

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

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: E

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.

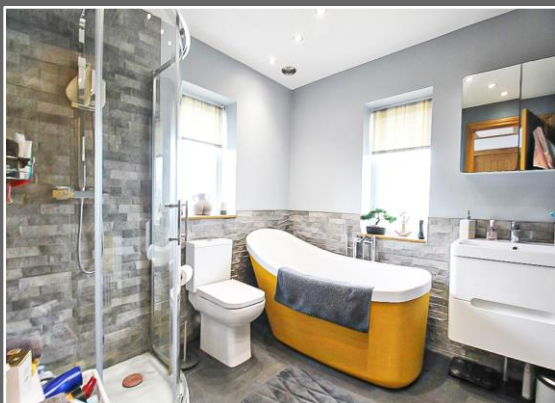
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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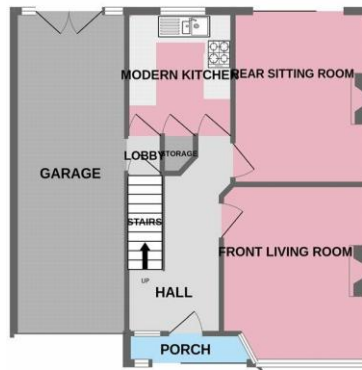
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



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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: