

SKITTS

ESTATE AGENTS



Turls Hill Road, Sedgley
Dudley, DY3 1HG

£325,000

01902 686868

We Value Your Home



A charming detached property offering substantial and well presented accommodation throughout, situated in popular residential area local to a range of amenities. This particularly delightful three bedroom family home has been extremely well maintained and must be seen to be appreciated.

The property benefits from numerous highlights including: living room, sitting room and dining area, a stunning breakfast kitchen fitted with integrated appliances and utility area off, a modern bathroom, off road parking and a garage.

The private and enclosed rear garden is perfect for relaxation and outdoor gatherings/entertainment with patio area, neat lawn area and a range of flowering shrubs. The property is double glazed and centrally heated by way of a Worcester combination boiler. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Double glazed front door, quarry floor tiles and double glazed windows.

Reception Hall Having under stairs cupboard, Karndean flooring and central heating radiator.

Living Room 13' 8" x 12' 0" (4.16m x 3.65m) Coal effect gas fire with marble type surround, hearth and fire-place, oak type flooring, central heating radiator, two double glazed side windows and double glazed bay window to the front.

Sitting Room/Dining Area 17' 1" x 12' 4" (5.20m x 3.76m) Ceramic floor tiling, central heating radiator and double glazed window overlooking rear garden.

'L' Shaped Breakfast Kitchen 15' 10" x 15' 2" (4.82m x 4.62m) Inset ceramic type sink top, fitted base units with pull out drawers, decorative laminate work tops, breakfast bar, built-in double oven with four ring electric hob and cooker hood. Integrated refrigerator, freezer, dishwasher and microwave. Fitted wall cupboards, breakfast bar, Karndean flooring, central heating radiator and double glazed window. Archway to utility.

Utility Area 7' 2" x 5' 4" (2.18m x 1.62m) Inset stainless steel sink top with fitted base unit and decorative laminate work top, fitted wall cupboard, plumbing for washing machine, double glazed window and double glazed door out to the rear garden.

Landing Double glazed window.

Bedroom One 12' 0" x 10' 7" (3.65m x 3.22m) Central heating radiator and double glazed window.

Bedroom Two 12' 10" x 10' 4" (3.91m x 3.15m) Laminate flooring, central heating radiator and double glazed window.



Bedroom Three 8' 0" x 8' 0" (2.44m x 2.44m) Laminate flooring, storage cupboard, central heating radiator and double glazed window.

Bathroom 7' 0" x 6' 3" (2.13m x 1.90m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, flush ceiling spot lights, laminate flooring, loft hatch for access, Chrome heated towel rail and double glazed window.

Garage 17' 6" x 8' 1" (5.33m x 2.46m) Having Up & Over door, light, power points and wall mounted Worcester combination boiler.

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

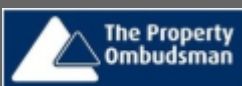




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GROUND FLOOR:



1ST FLOOR:



Whilst every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this document. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The fixtures, systems and appliances shown here are not intended to be sold or guaranteed to be in their respective efficiency and/or form.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: