

SKITTS

ESTATE AGENTS



Eaves Court Drive, Sedgley
Dudley, DY3 3QZ

£230,000

01902 686868

We Value Your Home



A well maintained semi-detached property situated in an extremely popular residential area off the delightful Northway, local to a range of amenities including shops, schools and public transport services.

This three bedroom family home is offered for sale with no upward chain and benefits from uPVC double glazing, off road parking, garage and an enclosed garden to the rear. The accommodation to this delightful home briefly comprises: reception hall, spacious lounge diner, fitted kitchen, three bedrooms and a bathroom. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

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

Approach By way of paved driveway providing off road parking for numerous vehicles past lawn fore garden.

Reception Hall Having double glazed door, under stairs cupboard and wall heater.

Lounge/Diner 17' 6" x 15' 4" (5.33m x 4.67m) Having coal effect gas fire with marble type surround, hearth and fireplace, ceiling light/fan, double glazed windows and door to the rear garden.

Kitchen 9' 4" x 9' 0" (2.84m x 2.74m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, integrated fridge and freezer. Plumbing for washing machine, range of fitted wall cupboards, serving hatch, ceramic wall tiles and double glazed window.

Landing Having double glazed window and loft hatch for access.

Bedroom One 12' 3" x 8' 6" (3.73m x 2.59m) Having built in wardrobe, ceiling light/fan and double glazed window.

Bedroom Two 12' 2" x 8' 6" (3.71m x 2.59m) Having built in wardrobe and double glazed window.

Bedroom Three 8' 0" x 6' 5" (2.44m x 1.95m) Having double glazed window.

Bathroom 7' 7" x 6' 5" (2.31m x 1.95m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard and double glazed window.

Garage Having 'Up & Over' door.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, gated side access, numerous flowers and flowering shrubs.



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.

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.

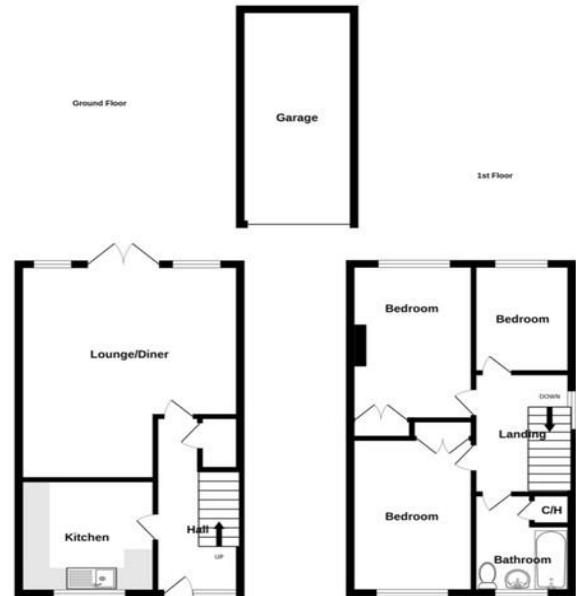
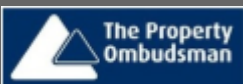




15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: