

SKITTS

ESTATE AGENTS



Claremont Road, Sedgley
Dudley, DY3 1HN

£325,000

01902 686868

We Value Your Home



An impressive bungalow situated in a popular residential area offering spacious and versatile accommodation that must be seen to be appreciated. This well maintained detached home with two/three bedrooms benefits from central heating, double glazing, off road parking for numerous vehicles plus garage, neat lawn area to the front and a private garden to the rear.

Further noteworthy features include: spacious reception hall, living room with feature fire-place and bay window plus sitting room/bedroom three, two further double bedrooms, a 20ft conservatory, fitted dining kitchen and a useful utility area. A range of amenities including shops, schools and public transport services are all close to hand and Sedgley centre is a short distance away.

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

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

Entrance Porch Having double glazed door.

Reception Hall Having two wall light points, central heating radiator and loft hatch for access via retractable ladder.

Living Room 15' 6" x 12' 0" (4.72m x 3.65m) Having coal effect gas fire with marble type surround, hearth and feature fireplace, three wall light points, two central heating radiators and double glazed bay window.

Sitting Room/Bedroom Three 12' 0" x 10' 3" (3.65m x 3.12m) Having coal effect electric fire with marble type surround, hearth and feature fireplace, central heating radiator and double glazed sliding doors to the conservatory.

Dining Kitchen 13' 0" x 12' 4" (3.96m x 3.76m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, cooker hood and integrated dishwasher. Range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiles, two central heating radiators, double glazed window and door leading out to inner hall.

Inner Hall Having storage cupboard off.

Utility 8' 2" x 7' 1" (2.49m x 2.16m) Having decorative laminate work top, fitted wall cupboards, plumbing for washing machine and double glazed window.

Conservatory 20' 9" x 7' 6" (6.32m x 2.28m) Having central heating radiator, double glazed windows and door leading out to the rear garden.

Bedroom One 14' 6" x 12' 1" (4.42m x 3.68m) Having central heating radiator and double glazed bay window to front.

Bedroom Two 11' 9" x 7' 4" (3.58m x 2.23m) Having fitted wardrobes, central heating radiator and double glazed window.





Bathroom 8' 8" x 6' 3" (2.64m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Garage 18' 4" x 9' 4" (5.58m x 2.84m) Having roller shutter door and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, garden shed, numerous flowers and flowering shrubs. Side Area: Having up and over door.

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: 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.





GROUND FLOOR

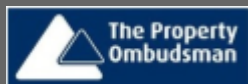


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, walls, etc. and any other items are approximate and no responsibility is taken to any extent, in relation to measurements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The names, symbols and figures shown have not been tested and no guarantee can be made as to their accuracy. The plan is for illustrative purposes only.

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: