



Claremont Road, Sedgley
Dudley, DY3 1HN

£299,950



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.

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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.





sedgley@skitts.net



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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