

# SKITTS

ESTATE AGENTS



**Dumbleberry Avenue, Brownswall Estate**  
**Sedgley, DY3 3NN**

**£325,000**

01902 686868

**We Value Your Home**



A traditional style detached property situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley Centre.

This delightful and spacious family home has been well maintained and is offered for sale with no upward chain. This impressive home is tastefully decorated, well presented and benefits from two reception rooms, a fitted kitchen, useful downstairs WC, a stylish first floor shower room with separate WC, three bedrooms and a good size garage.

Further noteworthy features include: central heating, double glazing, off road parking and a delightful rear garden with patio area and neat lawn area. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

**Approach** By way of concrete driveway providing off road parking past lawn fore garden.

**Entrance Porch** Having double glazed door and windows.

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

**Downstairs WC** Having low flush WC, extractor fan, ceramic wall and floor tiling.

**Living Room** 12' 7" x 11' 1" (3.83m x 3.38m) Having two wall light points, coal effect electric fire with marble type surround, hearth and fireplace, central heating radiator and double glazed bay window.

**Sitting Room** 11' 9" x 11' 1" (3.58m x 3.38m) Having two wall light points, central heating radiator and double glazed sliding door to the rear garden.

**Kitchen** 13' 0" x 8' 9" (3.96m x 2.66m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted cupboards and pantry. Ceramic wall tiles, double glazed window and door leading out.

**Landing** Having airing cupboard, loft hatch for access by way of retractable ladder, central heating radiator, double glazed window and WC off: Having low flush WC, wash hand basin built into vanity unit and double glazed window.

**Bedroom One** 13' 3" x 11' 1" (4.04m x 3.38m) Having central heating radiator and double glazed window.

**Bedroom Two** 12' 0" x 11' 1" (3.65m x 3.38m) Having central heating radiator and double glazed window.

**Bedroom Three** 8' 9" x 7' 2" (2.66m x 2.18m) Having central heating radiator and double glazed window.



**Shower Room 6' 1" x 5' 0" (1.85m x 1.52m)** Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit, ceramic wall and floor tiling. Extractor fan, storage cupboard, chrome heated towel rail and double glazed window.

**Garage 23' 9" x 9' 0" (7.23m x 2.74m)** Having light, power points, double glazed window and uPVC door to the rear garden.

**Rear Garden** Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Outside security light 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.

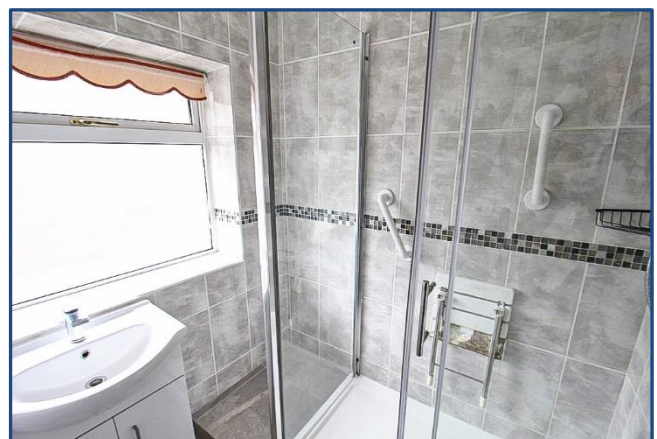
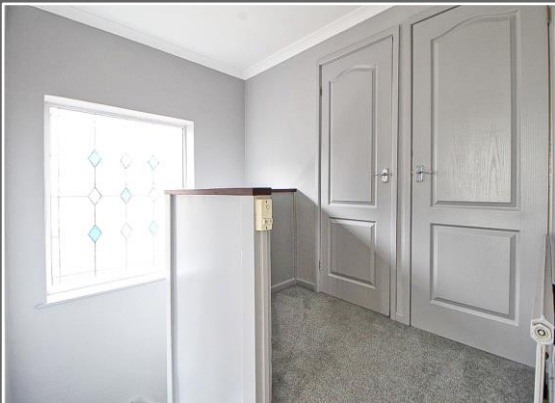
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

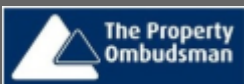




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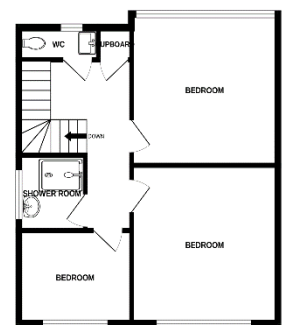
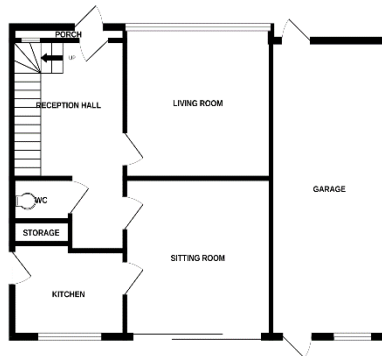
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GROUND FLOOR

1ST FLOOR



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