

SKITTS

ESTATE AGENTS



Gibbons Hill Road, Sedgley
Dudley, DY3 1QA

£207,000

01902 686868

We Value Your Home



A well maintained semi-detached property situated in a popular residential area local to a range of amenities and a short distance from Sedgley Centre. This delightful family home with three bedrooms benefits from central heating, double glazing, off road parking and a private garden to the rear with patio area and lawn area.

Further feature include: two reception rooms, fitted kitchen, side lobby with WC and utility area, fitted wardrobes in all three bedrooms and a stylish bathroom. The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings.

Interior viewing is highly recommended.

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

Reception Hall Having central heating radiator and laminate flooring.

Living Room 13' 2" x 11' 8" (4.01m x 3.55m) Having pebble effect electric fire with feature fireplace, laminate flooring, central heating radiator and double glazed window.

Dining Room 11' 1" x 10' 9" (3.38m x 3.27m) Having laminate flooring, central heating radiator and double glazed french doors leading out.

Side Lobby Having double glazed doors, WC off, storage cupboard and utility off.

Kitchen 11' 0" x 9' 8" (3.35m x 2.94m) Having inset composite sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, pantry, ceramic wall tiles, flush ceiling spot lights, central heating radiator, double glazed window, door leading out and archway to dining room.

Utility 7' 1" x 5' 9" (2.16m x 1.75m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops and plumbing for washing machine.

Landing Having loft hatch for access, airing cupboard and double glazed window.

Bedroom One 13' 6" x 10' 9" (4.11m x 3.27m) Having built in wardrobe, central heating radiator and double glazed window.

Bedroom Two 11' 8" x 11' 6" (3.55m x 3.50m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 8" x 8' 5" (2.64m x 2.56m) Having built in wardrobe, central heating radiator and double glazed window.



Bathroom 7' 8" x 5' 6" (2.34m x 1.68m) Having 'White' suite comprising: panelled bath 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.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, numerous flowers and flowering shrubs. Greenhouse and garden shed.

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: B
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.

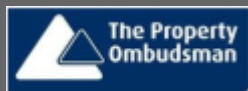




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR