

SKITTS

ESTATE AGENTS



Gospel End Street, Sedgley
Dudley, DY3 3LS

£220,000

01902 686868

We Value Your Home



A charming cottage style home situated in the heart of Sedgley within walking distance of a range of amenities including shops, schools and public transport services. This particularly delightful three bedroom mid-terraced home offers surprisingly spacious accommodation of character and elegance that simply must be seen to be appreciated.

This impressive family home is extremely well presented and has been improved in recent years yet still retaining some original type features, and benefits from central heating, double glazed sash windows (where specified), a homely living room with sitting area off, a fitted kitchen with integrated appliances and delightful breakfast/conservatory area off.

There is a useful cellar and a stylish first floor shower room. The pleasant rear garden/courtyard is private from neighbouring properties with a range of flowers and flowering shrubs.

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

Reception Hall Having a uPVC front door, quarry floor tiling and one wall light point.

Living Room 13' 8" x 9' 3" (4.16m x 2.82m) Feature briquette Inglenook style fire-place, feature beams to the ceiling, one wall light point, laminate flooring, central heating radiator and double glazed sash window.

Sitting Area 8' 6" x 7' 3" (2.59m x 2.21m) Feature beams to the ceiling, one wall light point, laminate flooring and central heating radiator.

Cellar Light and power points (not tested).

Kitchen 16' 3" x 9' 6" (4.95m x 2.89m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator and dishwasher. Plumbing for a washing machine, range of fitted wall cupboards, cupboard housing combination boiler, feature beams to the ceiling, ceramic wall and floor tiling.

Breakfast/Conservatory Area 10' 5" x 5' 0" (3.17m x 1.52m) Ceramic floor tiling, central heating radiator, double glazed windows and door to the rear garden.

Landing Storage cupboards and central heating radiator.

Bedroom One 13' 8" x 8' 9" (4.16m x 2.66m) Range of fitted wardrobes, central heating radiator and double glazed sash window.

Bedroom Two 13' 8" x 7' 9" (4.16m x 2.36m) Fitted wardrobes with sliding doors, central heating radiator and double glazed sash windows.

Bedroom Three 9' 5" x 6' 1" (2.87m x 1.85m) Central heating radiator and double glazed sash window.



Shower Room 6' 1" x 6' 0" (1.85m x 1.83m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, 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: B
EPC RATING: C

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.

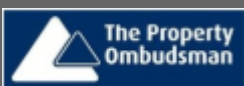




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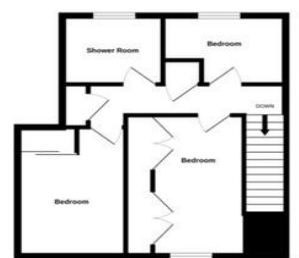
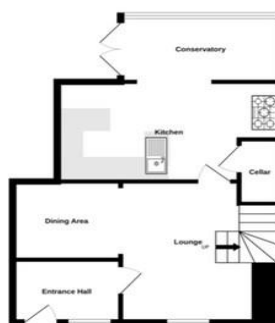
01902 686868

sedgley@skitts.net



Ground Floor

1st Floor



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: