

# SKITTS

ESTATE AGENTS



**Retreat Gardens, Tipton Street, Sedgley**  
Dudley, DY3 1HE

**£169,950**

01902 686868

**We Value Your Home**



A unique opportunity for a 'retirement bungalow' occupying a delightful a quiet position but the convenience of being walking distance into Sedgley centre. This extremely well maintained home is presented throughout to a high standard and must be seen to be appreciated.

This end of row bungalow is offered to the over 55's only and benefits from heating, double glazing, one double bedroom, a spacious living room with a delightful conservatory off overlooking the pleasant and private rear garden.

There is a stylish kitchen with integrated appliances, a stylish shower room and allocated parking to the front for one vehicle. A range of amenities including shops, schools and public transport services are all close to hand.

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

**Approach** Past carpark and by way of pathway past small gravel fore garden.

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

**Reception Hall** Having uPVC front door, airing cupboard and storage cupboard.

**Living Room** 17' 0" x 12' 0" (5.18m x 3.65m) Having coal effect electric fire with marble type surround, hearth and fireplace, storage heater, double glazed window and double glazed sliding door to the conservatory.

**Kitchen** 10' 6" x 5' 5" (3.20m x 1.65m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated refrigerator and washing machine, range of fitted wall cupboards, ceramic wall tiles and double glazed window.

**Conservatory** 10' 3" x 6' 4" (3.12m x 1.93m) Having ceramic floor tiling, double glazed windows and door leading out to the rear garden.

**Bedroom** 11' 3" x 8' 4" (3.43m x 2.54m) Having built in wardrobes with mirror fronted sliding doors, storage heater and double glazed window.

**Shower Room** 6' 1" x 5' 5" (1.85m x 1.65m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, wall cupboards and loft hatch for access to loft space.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated rear access.

**Parking** Allocated parking for one vehicle in carpark area.



**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.

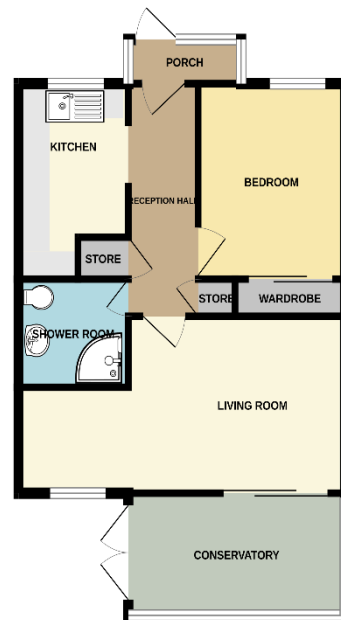
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





GROUND FLOOR

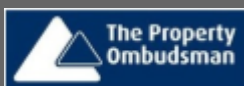


While every attempt has been made to ensure the accuracy of the floor plan and details, the purchaser of this property should not rely on it as a guarantee of any kind. The purchaser should verify the details of the property and should not rely on it as a guarantee of any kind. The purchaser should verify the details of the property and should not rely on it as a guarantee of any kind. The purchaser should verify the details of the property and should not rely on it as a guarantee of any kind.

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**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: .....