

SKITTS

ESTATE AGENTS



Dingle View, Sedgley
Dudley, DY3 3LE

£280,000

01902 686868

We Value Your Home



A substantial semi-detached property extended to provide excellent family accommodation that must be seen to be appreciated. This impressive three bedroom home is extremely well presented and is situated in a delightful residential area local to a range of amenities and a short distance from Sedgley centre.

The spacious property benefits from central heating, double glazing, garage plus off road parking and a neat rear garden private from neighbouring properties ideal for entertaining and backing onto the golf course.

Further noteworthy features include: good size living room and dining room, a modern kitchen with integrated appliances plus utility room, a modern first floor bathroom and three bedrooms.

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

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

Entrance Porch Having double glazed front doors

Reception Hall Having central heating radiator.

Living Room 16' 7" x 12' 6" (5.05m x 3.81m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed window.

Dining Room 13' 1" x 8' 0" (3.98m x 2.44m) Having central heating radiator and double glazed door to the rear garden.

Kitchen 13' 0" x 8' 1" (3.96m x 2.46m) 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, range of fitted wall cupboards, pantry, ceramic wall and floor tiles. Central heating radiator, double glazed window and door leading out.

Utility 11' 9" x 8' 6" (3.58m x 2.59m) Having inset stainless steel sink top with fitted base units and decorative laminate work top, plumbing for washing machine and range of wall cupboards. Ceramic wall and floor tiles, double glazed window and door to the rear garden.

Landing Having loft hatch for access and double glazed window.

Bedroom One 11' 9" x 9' 2" (3.58m x 2.79m) Having range of built in wardrobes, cupboard housing combination boiler, central heating radiator and double glazed window.

Bedroom Two 10' 1" x 10' 1" (3.07m x 3.07m) Having central heating radiator and double glazed window.

Bedroom Three 8' 6" x 6' 6" (2.59m x 1.98m) Having central heating radiator and double glazed window.





Bathroom 7' 0" x 5' 6" (2.13m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, heated towel rail and double glazed window.

Garage 20' 0" x 8' 1" (6.09m x 2.46m) Having light 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.

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: C

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.

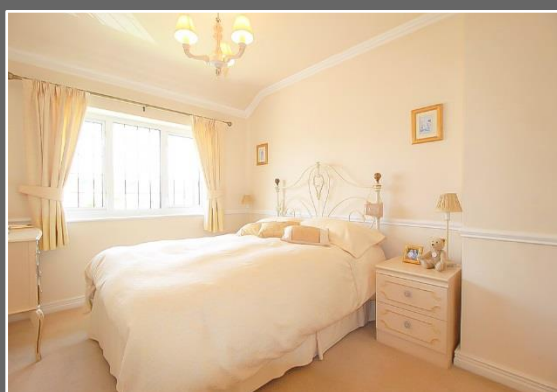
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

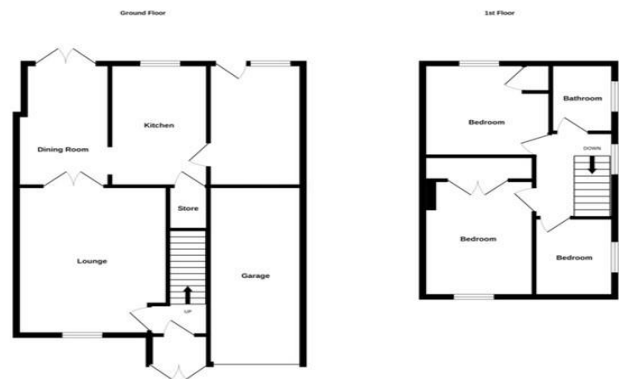
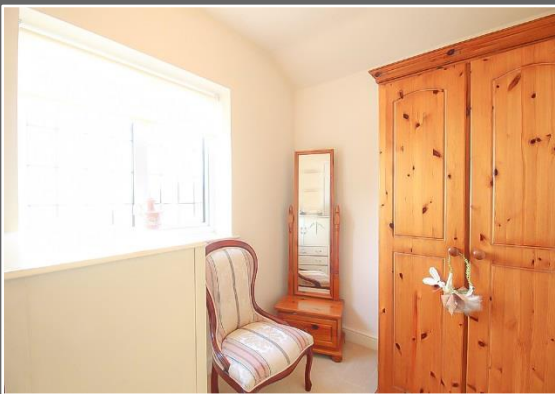
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DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need 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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