

SKITTS

ESTATE AGENTS



High Park Crescent, Sedgley
Dudley, DY3 1QS

£380,000

01902 686868

We Value Your Home



An impressive detached residence occupying a delightful and quiet position in an extremely desirable residential area. This spacious four bedroom family home is offered for sale with no upward chain and has been well maintained with interior viewing highly recommended.

This substantial property benefits from central heating, double glazing (where specified), off road parking plus garage and a delightful rear garden enclosed and private from neighbouring properties.

Further noteworthy features include: a spacious living room with rear porch off, fitted kitchen, utility room, a useful downstairs WC, first floor bathroom with separate bath and shower cubicle and four bedrooms, three having fitted wardrobes.

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

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

Reception Hall Having central heating radiator, WC off and stairs leading to the first floor.

Downstairs WC Low flush WC, wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 26' 1" x 13' 8" (7.94m x 4.16m) Coal effect electric fire with briquette surround, tiled hearth and fire-place, two central heating radiators, double glazed bow window to the front and double doors to rear porch.

Kitchen 11' 8" x 9' 7" (3.55m x 2.92m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall tiling, flush ceiling spot lights, central heating radiator, double glazed window and door leading out to the utility.

Utility 11' 0" x 4' 4" (3.35m x 1.32m) Plumbing for washing machine, single glazed window and door leading out to the rear garden.

Landing Airing cupboard and loft hatch for access.

Bedroom One 12' 0" x 11' 9" (3.65m x 3.58m) Built-in wardrobe, central heating radiator and double glazed window.

Bedroom Two 13' 3" x 9' 9" (4.04m x 2.97m) Range of fitted wardrobes, dressing unit, wash hand basin, central heating radiator and double glazed window.

Bedroom Three 11' 9" x 9' 2" (3.58m x 2.79m) Range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Four 9' 6" x 7' 6" (2.89m x 2.28m) Central heating radiator and double glazed window.



Bathroom 7' 3" x 6' 9" (2.21m x 2.06m) Panelled bath with shower fitting, shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, wall cupboard, Chrome heated towel rail and double glazed window.

Garage Having Up and Over door.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, 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: E
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.

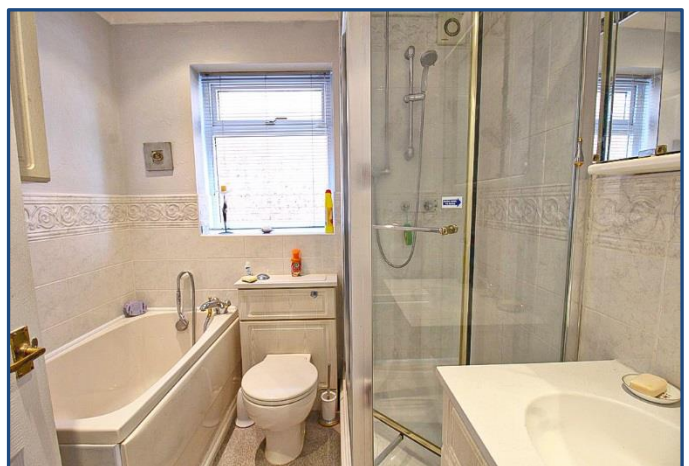
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



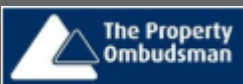


Whilst every effort has been made to ensure the accuracy of the floor plan, the vendor does not accept any liability for any errors or omissions. The floor plan is for information only and should not be used as a basis for any offer or agreement. The floor plan is subject to change without notice. The floor plan is not to scale. The floor plan is not to be used as a basis for any offer or agreement. The floor plan is not to be used as a basis for any offer or agreement.

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: