

# SKITTS

ESTATE AGENTS



**Wolverhampton Road, Sedgley**  
Dudley, DY3 1QR

**£599,950**

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**We Value Your Home**



An outstanding executive style residence occupying a quiet and pleasant position in a popular residential area local to a range of amenities. This stunning detached home has been extended to provide excellent family accommodation and simply must be seen to be appreciated.

This impressive home is presented throughout to a particularly high standard and has been improved in recent years offering numerous noteworthy features including an outstanding breakfast kitchen area fitted with quality units, breakfast bar, Quartz work tops, integrated appliances and high gloss ceramic floor tiling with underfloor heating.

There are two spacious reception halls with feature fire-places plus a double glazed conservatory overlooking the delightful and private rear garden. Further highlights include a luxury family bathroom with free standing bath, separate shower cubicle and 'his and hers' wash hand basins. There is a stylish ensuite bathroom to bedroom one and a shower area off bedroom two.

The garage has been altered to provide a useful utility area and there is off road parking to the front. The stunning, extensive and private rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, neat lawn area and a range of flowers and flowering shrubs. There is a further decked patio area to the rear with a good size timber summerhouse which offers a range of uses. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

**Approach** By way of gravel driveway providing off road parking for numerous vehicles.

**Reception Hall** Double glazed front door, under stairs cupboard and central heating radiator.

**Downstairs Cloaks** Low flush WC, wash hand basin built-into vanity unit, storage cupboard, ceramic wall and floor tiling.

**Living Room** 15' 1" x 11' 1" (4.59m x 3.38m) Coal effect gas fire with marble type surround, hearth and fire-place, two wall light points, central heating radiator, double glazed bow window and double doors into breakfast area.

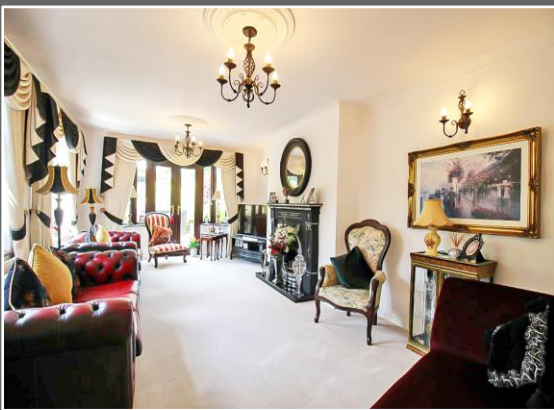
**Breakfast Area** 18' 2" x 11' 7" (5.53m x 3.53m) Quartz work top/breakfast bar with stainless steel sink, base units and integrated dishwasher, flush ceiling spot lights, ceramic high gloss floor tiling with underfloor heating, double glazed sliding door to conservatory and double glazed French doors out to the rear garden.

**Sitting Room** 20' 7" x 12' 1" (6.27m x 3.68m) Coal effect gas fire with marble type hearth and feature fire-place, two wall light points, two central heating radiators, two double glazed windows and double glazed French doors leading out to the rear garden.

**Conservatory** 11' 5" x 10' 0" (3.48m x 3.05m) Ceiling light/fan, ceramic floor tiling, double glazed windows and door leading out.

**Kitchen** 11' 4" x 10' 7" (3.45m x 3.22m) A range of fitted units, drawers, base units, Quartz work tops, built-in double Neff oven with five ring electric hob and cooker hood. Range of fitted wall cupboards with concealed lighting, flush ceiling spot lights, ceramic wall tiling and ceramic high gloss floor tiling with underfloor heating.

**Utility (Previously Garage)** 17' 1" x 10' 2" (5.20m x 3.10m) Fitted wall cupboard and central heating radiator.





**First Floor Landing** Airing cupboard housing combination boiler and loft hatch for access to partially boarded loft area.

**Bedroom One** 13' 2" x 8' 7" (4.01m x 2.61m) Range of fitted wardrobes, central heating radiator, double glazed window and archway to ensuite bathroom.

**Ensuite Bathroom** 9' 3" x 7' 7" (2.82m x 2.31m) Panelled bath with shower fitting, pedestal wash hand basin, low flush WC, bidet, ceramic wall and floor tiling, flush ceiling spot lights, central heating radiator and double glazed window.

**Bedroom Two** 16' 5" x 10' 2" (5.00m x 3.10m) Range of fitted wardrobes and drawers, three wall light points, loft hatch for access, central heating radiator, double glazed window and shower area off.

**Shower Area** Shower cubicle with shower fitting, ceramic wall and floor tiling.

**Bedroom Three** 12' 0" x 8' 6" (3.65m x 2.59m) Range of fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Four** 9' 8" x 8' 2" (2.94m x 2.49m) Central heating radiator and double glazed window.

**Luxury Bathroom** 14' 2" x 10' 2" (4.31m x 3.10m) Having white suite comprising: free standing bath with shower fitting, shower cubicle with shower fitting, two pedestal wash hand basins and low flush WC. Ceramic wall tiling, extractor fan, ceiling spot lights, central heating radiator and double glazed window.

**Extensive Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, garden shed, gated side access, further patio area to the rear with paved and timber decking areas. Timber Summerhouse.

**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: D**  
**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.



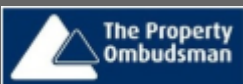


Where every attempt has been made to ensure the accuracy of the floorplans compared to the measurements of the actual building, errors and any other items are acknowledged and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The drawings, sections and elevations shown here are not to be used as a guarantee of any kind. Made with MetreX 12/2014

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

SIGNED : .....

DATE: .....