

# SKITTS

ESTATE AGENTS



**Larkwood Drive, Sedgley**  
Dudley, DY3 3UQ

**£360,000**

01902 686868

**We Value Your Home**



An extremely well maintained link-detached property occupying a quiet position in a popular residential area having delightful views to the rear that must be seen to be appreciated.

This impressive three bedroom family home offers spacious accommodation and benefits from central heating, double glazing, off road parking plus carport and garage.

The property is presented throughout to a high standard and offered for sale with no upward chain. A range of amenities including shops, schools and public transport services are close to hand with Sedgley centre close by.

**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 double glazed front door.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, ceramic wall tiling and double glazed window.

**Living Room** 18' 3" x 11' 9" (5.56m x 3.58m) Having electric fire with marble type surround, hearth and fire place, under stairs storage cupboard, central heating radiator and double glazed bow window.

**Dining Room** 9' 11" x 9' 5" (3.02m x 2.87m) Having central heating radiator and double glazed sliding door to to the conservatory.

**Study** 11' 1" x 7' 7" (3.38m x 2.31m) Having central heating radiator and double glazed window.

**Kitchen** 10' 7" x 9' 5" (3.22m x 2.87m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood, integrated refrigerator and freezer. Range of fitted wall cupboards, serving hatch, ceramic wall tiles, central heating radiator, double glazed window and door leading out to the conservatory.

**Conservatory** 12' 0" x 6' 8" (3.65m x 2.03m) Having central heating radiator, double glazed windows and door leading out to the rear garden.

**Landing** Having airing cupboard housing combination boiler, loft hatch for access by way of retractable ladder to boarded loft area, central heating radiator and double glazed window.

**Bedroom One** 14' 2" x 9' 7" (4.31m x 2.92m) Having built in wardrobes and dressing unit, central heating radiator and double glazed window.

**Bedroom Two** 11' 7" x 9' 2" (3.53m x 2.79m) Having fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Three** 11' 8" x 6' 9" (3.55m x 2.06m) Having central heating radiator and double glazed window.



**Bathroom** 6' 9" x 5' 5" (2.06m x 1.65m) Having panelled corner bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

**Garage** 17' 5" x 8' 3" (5.30m x 2.51m) Having plumbing for washing machine, light, power points and double glazed window.

**Carport** Having double glazed door to the rear garden.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat 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.





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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: .....

