

SKITTS

ESTATE AGENTS



**Cardoness Place,
Dudley, DY1 2QL**

£215,000

01902 686868

We Value Your Home



A stunning, modern two bedroom semi-detached home that simply much be seen to be appreciated! The accommodation briefly comprises: entrance porch, living room, kitchen/diner, two bedrooms, en-suite shower room and bathroom.

There is a low maintenance tiered garden to the rear, a garage and off road parking plus lawn area to the front. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of block paved driveway providing off road parking past gravel area.

Entrance Porch

Living Room 13' 2" x 12' 6" (4.01m x 3.81m) Having central heating radiator, double glazed window and stairs off.

Kitchen/Diner 13' 2" x 9' 9" (4.01m x 2.97m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, under stairs storage cupboard, ceramic wall tiling and central heating radiator. Double glazed window and double glazed door to the rear garden.

Landing Having loft hatch for access and double glazed window.

Bedroom One 11' 0" x 10' 8" (3.35m x 3.25m) (Max) Having built in wardrobes, airing cupboard housing combination boiler, central heating radiator and double glazed window.

En-Suite Shower Room 5' 10" x 4' 0" (1.78m x 1.22m) (Max) Having shower cubicle with shower fitting, wash hand basin built into vanity unit, extractor fan, ceramic wall tiling and double glazed window.

Bedroom Two 11' 8" x 7' 1" (3.55m x 2.16m) Having central heating radiator and double glazed window.

Bathroom 5' 11" x 5' 5" (1.80m x 1.65m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.

Tiered Rear Garden Enclosed from neighbouring properties, paved patio areas, cold water tap and slate areas.

Garage 15' 6" x 7' 11" (4.72m x 2.41m) Having 'Up & Over' door, light and power points. Double glazed window and door to the rear garden.





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.



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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.**

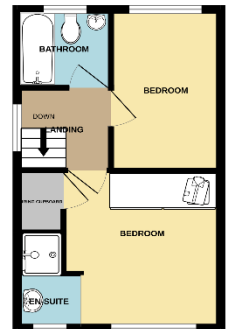
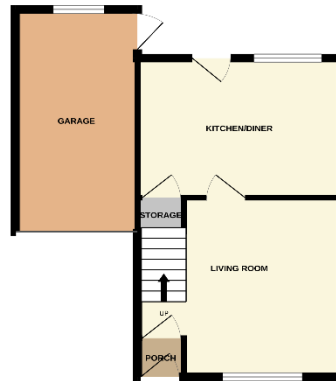
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



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