

SKITTS

ESTATE AGENTS



Sandyfields Road, Sedgley
Dudley, DY3 3LB

£300,000

01902 686868

We Value Your Home



A well maintained semi-detached property offered for sale with no upward chain and situated in an extremely popular residential area local to amenities and a short distance from Sedgley centre.

This particularly pleasant home has been extended to the rear and provides good family accommodation that must be seen to be appreciated. A highlight to the property is the enclosed rear garden which offers a secluded sanctuary, perfect for relaxation with patio area, lawn area and a range of flowers and flowering shrubs.

Further features include two spacious reception rooms, fitted kitchen, side lobby with WC and utility off, three bedrooms and bathroom to the first floor with separate bath and shower cubicle. The property benefits from central heating, double glazing, off road parking and a garage.

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

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

Entrance Porch Having double glazed door and ceramic floor tiling.

Reception Hall Having uPVC front door, understairs cupboard, central heating radiator and timber flooring.

Living Room 14' 9" x 12' 8" (4.49m x 3.86m) Having coal effect gas fire with tiled surround, hearth and fireplace, three wall light points, central heating radiator, timber flooring and double glazed bow window.

Dining Room 16' 4" x 8' 9" (4.97m x 2.66m) Having four wall light points, central heating radiator, timber flooring and double glazed sliding door to the rear garden.

Kitchen 10' 0" x 8' 5" (3.05m x 2.56m) Having inset ceramic 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, ceramic wall and floor tiling. Flush ceiling spot lights, double glazed window, door leading out and archway to dining area.

Side Lobby Having store with wall mounted Worcester combination boiler, pantry and central heating radiator. Utility and WC off: having low flush WC.

Utility 7' 0" x 7' 0" (2.13m x 2.13m) Having fitted base units and decorative laminate work top, range of fitted wall cupboards, plumbing for washing machine and double glazed window.

Landing Having loft hatch for access by way of retractable ladder, airing cupboard and double glazed window.

Bedroom One 11' 6" x 10' 5" (3.50m x 3.17m) Having two built in wardrobes, central heating radiator and double glazed window.



Bedroom Two 11' 6" x 8' 4" (3.50m x 2.54m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 8' 4" x 8' 2" (2.54m x 2.49m) Having fitted wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bathroom 8' 5" x 7' 0" (2.56m x 2.13m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, central heating radiator, under floor heating and double glazed window.

Garage 17' 5" x 7' 7" (5.30m x 2.31m) Having light and power points.

Rear Garden Enclosed and private from neighbouring properties, block paved patio area, cold water tap, neat lawn area, greenhouse, 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: C

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.

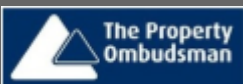




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Measurements are approximate. Not to scale. Specialist properties only. Based on the best available data.

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: