

SKITTS

ESTATE AGENTS



Longfellow Road, The Straits
Dudley, DY3 3EE

£299,950

01902 686868

We Value Your Home

A well maintained detached bungalow situated in a popular residential area, offered for sale with no upward chain!



This delightful three bedroom home benefits from a welcoming reception hall, living room, breakfast kitchen, shower room, garage with utility room off, low maintenance rear garden and off road parking.

PLEASE CALL SKITTS ESTATE AGENTS FOR YOUR APPOINTMENT TO VIEW.

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

Approach By way of paved driveway providing off road parking.

Entrance Porch Having double glazed windows.

Reception Hall Having central heating radiator, storage cupboard and loft hatch for access.

Living Room 14' 11" x 11' 10" (4.54m x 3.60m) Having coal effect gas fire with surround, two central heating radiators, double glazed window and single glazed window.

Breakfast Kitchen 14' 10" x 9' 5" (4.52m x 2.87m) Having inset composite type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Pantry, ceramic wall tiling, wall mounted combination boiler, central heating radiator, double glazed window and double glazed door to lean to.

Lean To Having double glazed windows and double glazed doors to front and rear.

Bedroom One 14' 11" max x 11' 5" max (4.54m max x 3.48m max) Having central heating radiator and double glazed window.

Bedroom Two 11' 11" x 9' 11" (3.63m x 3.02m) Having central heating radiator and two double glazed windows.

Bedroom Three 7' 11" x 7' 11" (2.41m x 2.41m) Having central heating radiator and double glazed window.

Shower Room 8' 5" x 5' 6" (2.56m x 1.68m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator, storage cupboard and double glazed window.

Garage 20' 1" x 8' 3" (6.12m x 2.51m) Having 'Up & Over' door, light, power points and door to rear garden.

Utility Room Off 8' 0" x 7' 6" (2.44m x 2.28m) Having stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, fitted wall cupboards, ceramic wall tiling and double glazed window.



Rear Garden Enclosed from neighbouring properties, paved patio area, gravel area, two garden sheds, 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: D
EPC RATING: E

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.

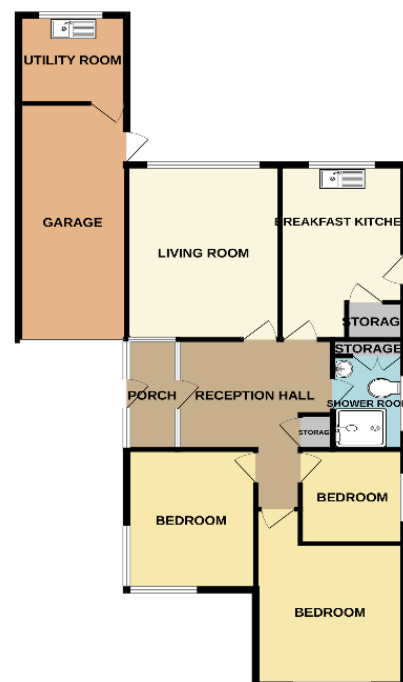
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





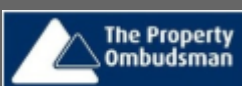
GROUND FLOOR



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