

SKITTS

ESTATE AGENTS



Dingle View, Sedgley
Dudley, DY3 3LE

£245,000

01902 686868

We Value Your Home

A spacious three bedroom detached property offered for sale with no upward, requiring some refurbishment works but having great potential and must be seen.

The property is situated in a highly desirable area local to a range of amenities including shops, schools and public transport services, plus Sedgley centre is less than 1 mile away.

Noteworthy features to this pleasant home include: a spacious living room with gas fire set in Inglenook style fire-place and bay window to the front, dining area with bay window to the rear with kitchen and a utility off, first floor bathroom, garage and an enclosed garden to the rear. The property is centrally heated and double glazed.

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

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

Entrance Porch

Reception Hall Having central heating radiator.

Living Room 19' 2" x 12' 7" (5.84m x 3.83m) Having coal effect gas fire in Inglenook style fireplace, two wall light points, central heating radiator and double glazed bay window.

Dining Area 13' 6" x 9' 6" (4.11m x 2.89m) Having central heating radiator, laminate flooring and double glazed bay window.

Kitchen 10' 6" x 8' 1" (3.20m x 2.46m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, four ring gas hob and cooker hood. Fitted wall cupboards, feature spot lights, ceramic wall and floor tiling, double glazed bow window and door leading out.

Utility 8' 4" x 7' 5" (2.54m x 2.26m) Having stainless steel sink top, plumbing for washing machine, double glazed window and door to the rear garden.

Landing Having airing cupboard housing combination boiler, double glazed window and loft hatch for access.

Bedroom One 12' 6" x 11' 8" (3.81m x 3.55m) Having wall light point, central heating radiator and double glazed window.

Bedroom Two 11' 4" x 10' 0" (3.45m x 3.05m) Having central heating and double glazed window.

Bedroom Three 8' 6" x 8' 2" (2.59m x 2.49m) Having central heating radiator and double glazed window.

Bathroom 7' 0" x 6' 2" (2.13m x 1.88m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.



Garage 17' 5" x 8' 1" (5.30m x 2.46m) Having light and storage cupboard.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, fish pond, 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: 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.

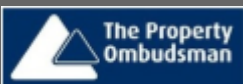




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Sedgley
DY3 1SA

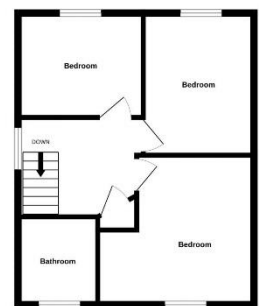
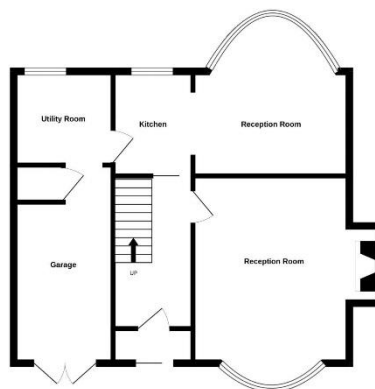
01902 686868

sedgley@skitts.net



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: