

# SKITTS

ESTATE AGENTS



**Ruskin Avenue, The Straits**  
Dudley, DY3 3DN

**£325,000**

01902 686868

**We Value Your Home**



A stunning semi-detached property extended and improved to provide excellent and stylish family accommodation that must be seen. This impressive three bedroom home has been well maintained, is presented throughout to a high standard and offered for sale with no upward chain.

A highlight to this outstanding home is the spacious 19ft dining kitchen/family room fitted with numerous integrated appliances, induction hob, breakfast bar and sitting area. Further noteworthy features include living room plus 16ft dining room/office area, useful utility, downstairs WC and a stylish first floor shower room, off road parking garage and a private rear garden with decking areas, neat lawn area, flowers and flowering shrubs.

The third bedroom is presently being used as a walk-in dressing room fitted with wardrobes but could be converted back to accommodate a single bed. The property is centrally heated and double glazed. The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings. The property is situated in an extremely popular residential area local to amenities including shops, schools and public transport services. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles.

**Entrance Porch** Having double glazed sliding door.

**Reception Hall** Having double glazed front door, under stairs cupboard, timber flooring, central heating radiator and double glazed window.

**Living Room** 13' 1" x 12' 0" (3.98m x 3.65m) Having two wall light points, timber flooring, central heating radiator and double glazed bow window.

**Dining Room/Office** 16' 4" x 7' 9" (4.97m x 2.36m) Having flush ceiling spot lights, central heating radiator, single glazed window and double glazed window.

**Inner Hall** Having flush ceiling spot lights.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, flush ceiling spot lights and chrome heated towel rail.

**Dining Kitchen/Family Room** 19' 0" x 18' 3" (5.79m x 5.56m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob. Integrated refrigerator, freezer and dishwasher, range of fitted wall cupboards, feature plinth lighting and storage cupboard. Ceramic wall and floor tiles, flush ceiling spot lights, central heating radiator, double glazed window and french doors leading out.

**Utility** Having decorative laminate work top, fitted wall cupboard, plumbing for washing machine and flush ceiling spot lights.

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

**Bedroom One** 12' 5" x 10' 8" (3.78m x 3.25m) Having central heating radiator and double glazed window.

**Bedroom Two** 12' 7" x 11' 3" (3.83m x 3.43m) Having central heating radiator and double glazed window.



**Bedroom Three/Walk-in Wardrobe** 7' 9" x 7' 0" (2.36m x 2.13m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**Shower Room** 8' 0" x 6' 10" (2.44m x 2.08m) Having 'White' suite comprising: 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, chrome heated towel rail and double glazed window.

**Garage** 21' 7" x 8' 2" (6.57m x 2.49m) Having 'Up & Over' door, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, cold water tap, neat lawn area, numerous flowers and flowering shrubs, timber decking areas and garden shed.

**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: 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.



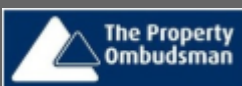


RUSKIN AVE, DY3 3DN  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....