



The Ridgeway, Sedgley
Dudley, DY3 3UH

£229,950



An extremely well maintained semi-detached property occupying a particularly delightful and quiet position in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

This impressive modern style home with two double bedrooms benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear.

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

INTERIOR VIEWING IS HIGHLY RECOMMENDED

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Entrance Porch Having uPVC front door.

Living Room 17' 5" x 12' 1" (5.30m x 3.68m) Having central heating radiator, laminate flooring and double glazed window.

Dining Kitchen 12' 1" x 9' 9" (3.68m x 2.97m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, wall mounted combination boiler and ceramic wall tiles. Central heating radiator, double glazed window and door leading out.

Landing

Bedroom One 12' 11" x 10' 0" (3.93m x 3.05m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 12' 11" x 9' 1" (3.93m x 2.77m) Having central heating radiator and double glazed window.

Bathroom 8' 9" x 5' 7" (2.66m x 1.70m) Having panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area and gated side access.

Garage Having 'Up & Over' door, light and power points.





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.





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These plans are intended to provide a general guide to the layout of the property and are not to be used for any other purpose. The actual layout may vary from the plans shown. The plans are not to be used for any other purpose. The actual layout may vary from the plans shown. The plans are not to be used for any other purpose. The actual layout may vary from the plans shown.