

SKITTS

ESTATE AGENTS



Brelades Close, Milking Bank
Dudley, DY1 2UZ

£230,000

01902 686868

We Value Your Home



A particularly delightful semi-detached property occupying a pleasant and quiet position in an extremely popular residential area. This extremely well maintained two bedroom home is thought to be an ideal first time buyer and interior viewing is highly recommended to fully appreciate this delightful residence.

The property benefits from central heating, double glazing, a spacious living room with feature fire-place, conservatory, dining kitchen, modern kitchen and two good size bedrooms. There is off road parking for numerous vehicles and a private rear garden with patio area and neat lawn area.

There is space to the side offering potential for extension subject to relevant planning permissions being approved. A range of amenities including shops, schools and public transport services are all close to hand. **NO UPWARD CHAIN.**

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

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

Reception Hall Having uPVC front door and central heating radiator.

Living Room 14' 0" x 10' 2" (4.26m x 3.10m) Having pebble effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed bow window.

Dining Kitchen 13' 3" x 8' 1" (4.04m x 2.46m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, pantry and ceramic wall tiling. Central heating radiator, double glazed window and door leading out to the conservatory.

Conservatory 11' 3" x 8' 9" (3.43m x 2.66m) Having ceiling light/fan, central heating radiator, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Landing Having double glazed window and loft hatch for access.

Bedroom One 11' 6" x 11' 3" (3.50m x 3.43m) Having fitted wardrobes with mirror fronted doors, airing cupboard housing combination boiler, central heating radiator and double glazed window.

Bedroom Two 10' 5" x 7' 1" (3.17m x 2.16m) Having central heating radiator and double glazed window.

Bathroom 6' 0" x 6' 0" (1.83m x 1.83m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs, garden shed and gated side access.



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: B
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.

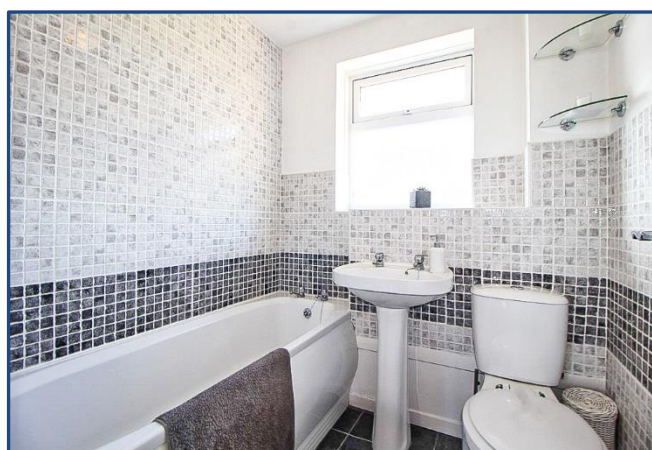
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



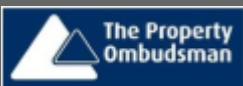


TOTAL FLOOR AREA: 718 sq ft (66.4 sq m) approx.
 All measurements are approximate and should be taken as a guide only. The actual measurements may vary slightly from those shown on the floor plan. The floor plan is not intended to be a contract and should be read in conjunction with the other documents. The floor plan is not intended to be a contract and should be read in conjunction with the other documents. The floor plan is not intended to be a contract and should be read in conjunction with the other documents.

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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: