

SKITTS

ESTATE AGENTS



Park Road, Woodsetton
Dudley, DY1 4JN

£295,000

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We Value Your Home

An exceptional semi-detached property improved throughout to a particularly high standard and offering spacious family accommodation that must be seen to be appreciated.



This impressive three bedroom home is extremely well presented, tastefully decorated and benefits from numerous noteworthy including: two reception rooms plus a delightful conservatory, a stunning kitchen with useful breakfast area off, a stylish downstairs shower room and stylish first floor bathroom with underfloor heating and feature illuminated mirror.

The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio areas, pergola, garden sheds, neat lawn area and a range of flowers and flowering shrubs. There is quality solid oak flooring to the ground floor, built-in storage in all three bedrooms, off road parking to the front, central heating and double glazing.

This outstanding home is situated in a popular residential area local to a range of amenities including shops, schools and public transport services. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past slate fore garden.

Entrance Porch Having double glazed door and windows.

Reception Hall Having central heating radiator and solid oak flooring.

Living Room 12' 8" x 12' 5" (3.86m x 3.78m) Having two wall light points, central heating radiator, solid oak flooring and double glazed door to the conservatory.

Dining Room 10' 7" x 9' 6" (3.22m x 2.89m) Having two wall light points, central heating radiator, solid oak flooring and double glazed bow window.

Breakfast Area 11' 4" x 6' 0" (3.45m x 1.83m) Having fitted breakfast bar, pantry, ceramic wall and floor tiling, central heating radiator and double glazed window.

Kitchen 16' 0" x 8' 0" (4.87m x 2.44m) Having inset ceramic type sink top with fitted base units and oak work tops, cooker hood and dishwasher. Range of fitted wall cupboards, pantry, ceramic wall and floor tiling, flush ceiling spot lights, double glazed window and door leading out.

Conservatory 11' 5" x 9' 5" (3.48m x 2.87m) Having ceiling light/fan, two wall light points, central heating radiator, ceramic floor tiling with under floor heating, double glazed windows and door leading out to the rear garden.

Utility Area Storage cupboard, plumbing for washing machine and double glazed window.

Downstairs Shower Room 7' 3" x 3' 6" (2.21m x 1.07m) Having shower cubicle with shower fitting, low flush WC and wash hand basin, flush ceiling spot lights, chrome heated towel rail, extractor fan and ceramic wall tiling.

Landing Having loft hatch for access by way of retractable ladder to part boarded loft and Worcester combination boiler, airing cupboard and double glazed window. WC off: Having low flush WC, ceramic wall and floor tiling, under floor heating, flush ceiling spot lights and double glazed window.



Bedroom One 13' 5" x 9' 9" (4.09m x 2.97m) Having built in double wardrobe, remote controlled ceiling light/fan, two wall light points, central heating radiator and double glazed window.

Bedroom Two 11' 2" x 9' 9" (3.40m x 2.97m) Having built in wardrobe, ceiling light/fan, central heating radiator, laminate flooring and double glazed window.

Bedroom Three 9' 11" x 8' 9" (3.02m x 2.66m) Having built in storage, central heating radiator, laminate flooring and double glazed window.

Bathroom 6' 1" x 5' 0" (1.85m x 1.52m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit, ceramic wall and floor tiling, under floor heating and chrome heated towel rail. Wall mounted illuminated mirror with shaver point and bluetooth, flush ceiling spot lights and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Further patio area, pergola area, rear gate to storage area with three garden sheds (one with power points) and gated side access. Larger Shed: 5 metres x 3 metres Offering a range of uses, currently being used as a gym and benefiting from a steel raised platform.

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: 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.

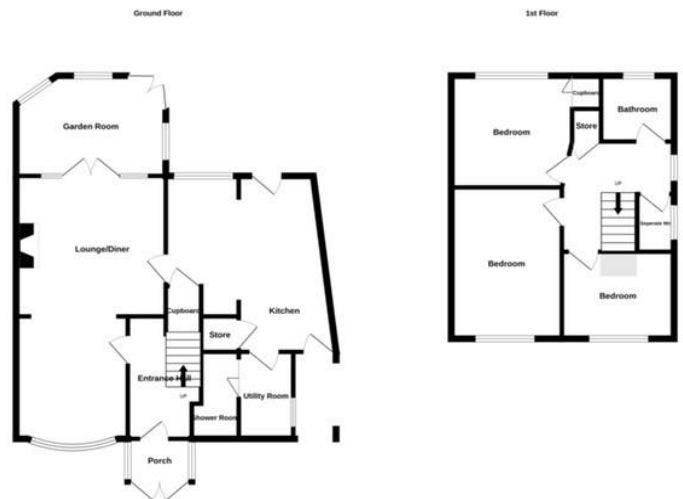
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