

SKITTS

ESTATE AGENTS



Sunningdale Road, Sedgley
Dudley, DY3 3PP

£395,000

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We Value Your Home



An outstanding link-detached residence occupying a delightful corner position in a quiet and highly desirable residential area off Northway. This particularly impressive, extended and extremely well maintained family home offers excellent and spacious accommodation that must be seen to be appreciated.

This substantial four bedroom property with an extensive and enclosed rear garden benefits from numerous noteworthy features including: a 24ft living room with patio door out, dining room, modern kitchen fitted with integrated appliances and a useful utility room off, a downstairs WC, first floor family bathroom and ensuite shower room to bedroom one.

The property is double and triple glazed (where specified), centrally heated, there is off road parking to the front plus a garage and potential space to the rear of the garden for caravan/motorhome (subject to gated access being provided and kerb dropping).

The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio areas, lawn areas and a range of flowers and flowering shrubs. A range of amenities including shops, schools and public transport service are close to hand. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch Having composite front door.

Reception Hall Having central heating radiator.

Living Room 24' 0" x 12' 9" (7.31m x 3.88m) Having coal effect gas fire with marble type surround, hearth and fireplace, wall light point, two central heating radiators, triple glazed window and double glazed sliding patio door to the rear garden.

Dining Room 12' 1" x 10' 1" (3.68m x 3.07m) Having feature timber ceiling beams, central heating radiator and triple glazed window.

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated dishwasher, range of fitted wall cupboards, ceramic wall tiling, flush ceiling spot lights, central heating radiator and double glazed window.

Utility 11' 9" x 9' 8" (3.58m x 2.94m) Having decorative laminate work top, range of fitted wall cupboards, plumbing for washing machine, flush ceiling spot lights, central heating radiator, double glazed window and double glazed door to the rear garden.

Downstairs WC Having low flush WC, wall mounted wash hand basin, extractor fan, ceramic wall tiling and central heating radiator.

Landing

Bedroom One 16' 1" x 9' 7" (4.90m x 2.92m) Having range of built in wardrobes with sliding doors, two wall light points, central heating radiator and triple glazed window.

En-suite 9' 7" x 5' 0" (2.92m x 1.52m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, central heating radiator and triple glazed window.



Bedroom Two 11' 7" x 11' 7" (3.53m x 3.53m) Having fitted wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 12' 0" x 8' 6" (3.65m x 2.59m) Having range of built in wardrobes with mirror fronted sliding doors, central heating radiator and triple glazed window.

Bedroom Four 9' 4" x 8' 5" (2.84m x 2.56m) Having fitted cupboards, shelves and desk, central heating radiator and double glazed window.

Bathroom 8' 2" x 8' 1" (2.49m x 2.46m) Having panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, storage cupboard, airing cupboard, central heating radiator and double glazed window.

Garage 20' 1" x 13' 6" (6.12m x 4.11m) Having light and power points.

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 to rear, 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: E
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.

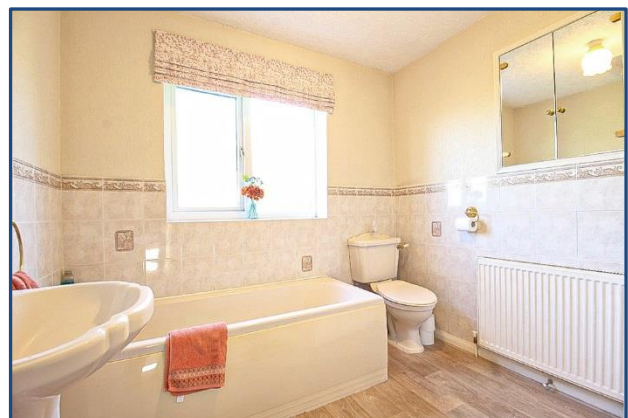
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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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GROUND FLOOR



1ST FLOOR



Measurements are given as an indication only and are not intended to be used as a basis for any purchase. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyPlan 2024

