

SKITTS

ESTATE AGENTS



Gospel End Road, Sedgley
Dudley, DY3 3YS

£200,000

01902 686868

We Value Your Home



A delightful semi-detached property offered for sale with no upward and situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley Centre.

This spacious family home with three double bedrooms has been well maintained and benefits from central heating, double glazing and a private garden to the rear. Further noteworthy features include: reception hall with two Velux windows, an impressive 25ft open plan living room with French doors out, fitted kitchen, an 'L' shaped downstairs bathroom with separate bath and shower cubicle, and there is a block paved area to the front. **MUST BE SEEN! CALL SKITTS SEDGLEY OFFICE FOR YOUR VIEWING.**

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

Approach By way of block paved fore garden.

Reception Hall Having composite door, two Velux windows, central heating radiator and laminate flooring.

Living Room 25' 6" x 11' 9" (7.77m x 3.58m) Having two central heating radiators, laminate flooring, double glazed french doors leading out and stairs off.

Inner Hall Having under stairs cupboard.

Kitchen 12' 2" x 11' 4" (3.71m x 3.45m) 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, wall mounted combination boiler, ceramic wall and floor tiling. Central heating radiator, double glazed window and composite door leading out.

'L' Shaped Downstairs Bathroom 13' 1" x 9' 0" (3.98m x 2.74m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

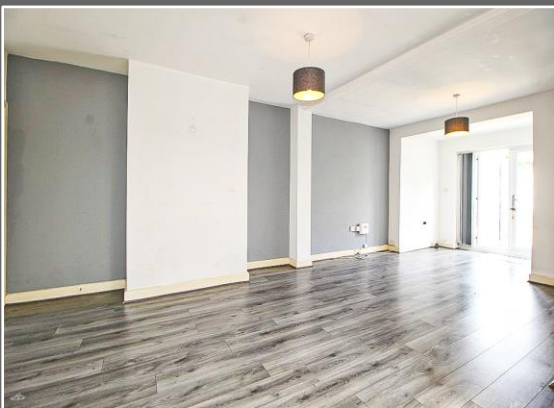
Landing Having loft hatch for access.

Bedroom One 12' 2" x 11' 2" (3.71m x 3.40m) Having storage cupboard, central heating radiator and double glazed window.

Bedroom Two 12' 1" x 8' 5" (3.68m x 2.56m) Having central heating radiator and double glazed window.

Bedroom Three 12' 0" x 7' 8" (3.65m x 2.34m) Having 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 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: 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.

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.



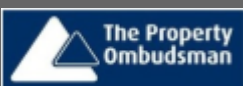


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Hozonpro 02/23

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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: