

# SKITTS

ESTATE AGENTS



**Longmeadow Drive, Sedgley**  
Dudley, DY3 3QH

**£285,000**

01902 686868

**We Value Your Home**



A particularly impressive three bedroom semi-detached property occupying a delightful position in an extremely popular residential area. This stylish family home is presented throughout to a high standard and has been improved in recent years with interior viewing being highly recommended.

The property benefits from numerous noteworthy features including: a spacious lounge diner with feature fire-place and French doors out, a stunning kitchen fitted with a range of integrated appliances, a modern first floor shower room, off road parking and garage.

The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio areas, pergola, neat lawn area and a range of flowers and flowering shrubs.

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

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

**Reception Hall** Having composite front door, central heating radiator and laminate flooring.

**Lounge/Diner** 23' 5" x 17' 11" (7.13m x 5.46m) Having log effect gas fire with marble type surround, hearth and fireplace, under stairs storage, two central heating radiators, double glazed bow window and double glazed french doors leading out.

**Kitchen** 16' 3" x 9' 8" (4.95m x 2.94m) 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. Integrated refrigerator, dishwasher, microwave and washing machine, range of fitted wall cupboards and ceramic wall tiling. Flush ceiling spot lights, central heating radiator, double glazed window, door leading out and door to garage.

**Landing** Having double glazed window.

**Bedroom One** 13' 8" x 10' 1" (4.16m x 3.07m) Having central heating radiator and double glazed window.

**Bedroom Two** 10' 5" x 10' 4" (3.17m x 3.15m) Having airing cupboard, central heating radiator and double glazed window.

**Bedroom Three** 10' 5" x 7' 0" (3.17m x 2.13m) Having loft hatch for access, central heating radiator and double glazed window.

**Shower Room** 6' 7" x 5' 6" (2.01m x 1.68m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

**Garage** 21' 0" x 8' 8" (6.40m x 2.64m) Having 'Up & Over' door, light and power points. Wall mounted combination boiler.



**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 and fish pond.



**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.

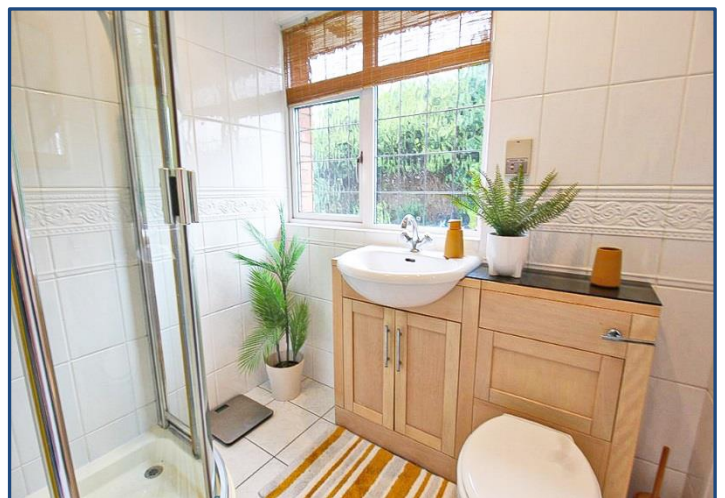
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

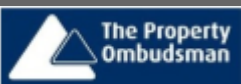




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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the plan as given and are not guaranteed or intended to be used as a guide. Made with SketchUp 8.0.2014. 10/10/14