

SKITTS

ESTATE AGENTS



Wolverhampton Road, Sedgley
Dudley, DY3 1RD

£325,000

01902 686868

We Value Your Home



A particularly impressive semi-detached property extended and offering excellent family accommodation that must be seen to be appreciated. This well maintained four bedroom home is situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

This substantial residence has been improved in recent years and benefits from two reception rooms, a stylish breakfast kitchen fitted with integrated appliances, three first floor bedrooms plus a stylish shower room and a spacious main bedroom on the second floor with a range of fitted storage cupboard.

There is off road parking for numerous vehicles to the front and a delightful and private garden to the rear. Further noteworthy features include: gas fired central heating, uPVC double glazing, Karndean flooring, entrance porch and a side sheltered area offering a secluded sanctuary perfect for relaxation. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Entrance Porch Having double glazed front door.

Reception Hall Having uPVC front door, under stairs cupboard, flush ceiling spot lights, central heating radiator and Karndean flooring.

Living Room 20' 5" x 11' 3" (6.22m x 3.43m) Having coal effect gas fire with marble type surround, hearth and stone type fireplace, central heating radiator, laminate flooring, double glazed window and french doors out to the rear garden.

Dining Room 13' 5" x 13' 3" (4.09m x 4.04m) Having two wall light points, central heating radiator, Karndean flooring and double glazed bay window.

Kitchen 16' 4" x 10' 8" (4.97m x 3.25m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards and cupboard housing combination boiler. Ceramic wall tiles, flush ceiling spot lights, central heating radiator, Karndean flooring, two double glazed windows and door leading out.

Landing Having flush ceiling spot lights, double glazed window and stairs to second floor.

Bedroom (First Floor) 12' 9" x 11' 4" (3.88m x 3.45m) Having central heating radiator and double glazed bay window.

Bedroom (First Floor) 12' 3" x 11' 1" (3.73m x 3.38m) Having central heating radiator and double glazed window.

Bedroom (First Floor) 8' 7" x 7' 1" (2.61m x 2.16m) Having central heating radiator and double glazed window.



Shower Room (First Floor) 8' 4" x 8' 3" (2.54m x 2.51m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, illuminated mirror, extractor fan and flush ceiling spot lights. Storage cupboard, Karndean flooring, chrome heated towel rail and double glazed window.

Bedroom (Second Floor) 17' 5" x 11' 7" (5.30m x 3.53m) Having range of fitted storage cupboards, two wall light points, central heating radiator, Velux window and two double glazed windows.

Rear Garden Enclosed and private from neighbouring properties, paved patio areas, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Side sheltered area, outside power points and numerous lighting.

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.

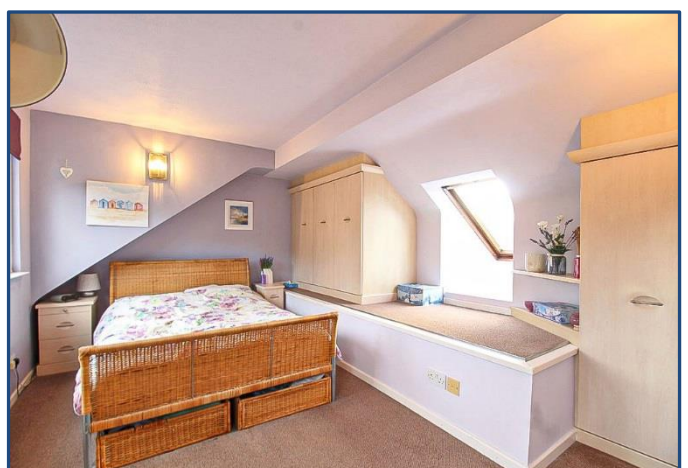
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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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.



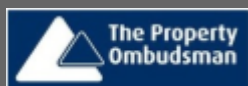


Measurements are approximate. Not to scale. Illustrative purposes only.
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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: