

SKITTS

ESTATE AGENTS



**Dibdale Road,
Dudley, DY1 2RX**

£230,000

01902 686868

We Value Your Home



A spacious semi-detached property situated in a popular residential area having stunning panoramic open views to the rear that must be seen. This traditional style three bedroom family home has been well maintained and benefits from central heating, double glazing, off road parking, garage and an impressive basement that could be used/converted for a range of different uses.

Further highlights include: stained glass windows in the reception hall, living room with bay window, dining room, kitchen with integrated appliances, a modern first floor shower room and an impressive rear garden with patio area, lawn areas and a range of flowering shrubs.

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

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

Entrance Porch Having double glazed door.

Reception Hall Having central heating radiator and laminate flooring.

Living Room 11' 10" x 11' 8" (3.60m x 3.55m) Having coal effect electric fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed bay window.

Dining Room 11' 2" x 10' 9" (3.40m x 3.27m) Having central heating radiator, laminate flooring and double glazed window.

Kitchen 11' 4" x 11' 2" (3.45m x 3.40m) 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. Integrated dishwasher, range of fitted wall cupboards, ceramic wall tiling and flush ceiling spot lights. Central heating radiator, double glazed window, door leading out and door to basement.

Landing Having double glazed window.

Bedroom One 13' 0" x 10' 7" (3.96m x 3.22m) Having central heating radiator and double glazed window.

Bedroom Two 11' 4" x 11' 2" (3.45m x 3.40m) Having loft hatch for access, central heating radiator and double glazed window.

Bedroom Three 6' 8" x 6' 6" (2.03m x 1.98m) Having central heating radiator and double glazed window.

Bathroom 7' 8" x 6' 1" (2.34m x 1.85m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, ceiling spot lights, central heating radiator and double glazed window.

Garage 16' 8" x 7' 9" (5.08m x 2.36m) Having 'Up & Over' door, light, power points and plumbing for washing machine.



Basement Having wall mounted combination boiler.

Room One 10' 8" x 10' 2" (3.25m x 3.10m)

Room Two 11' 3" x 11' 1" (3.43m x 3.38m) Having double glazed window and door.

Utility Area 7' 5" x 6' 10" (2.26m x 2.08m)

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn areas, numerous flowers and flowering shrubs.

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.

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.

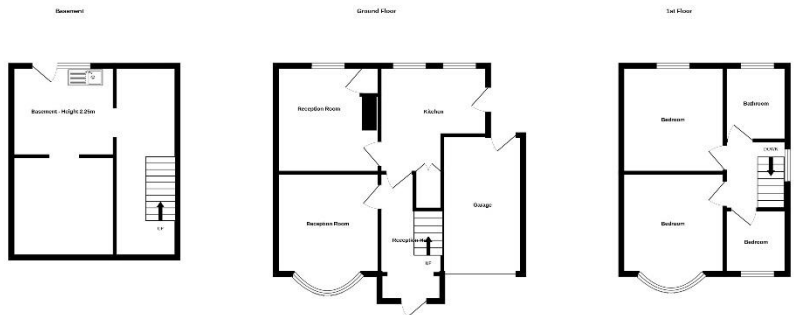
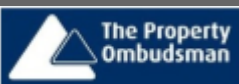




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Measurements are approximate. Not to scale. Illustrative purposes only.
Issued with Memorandum C2024

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

SIGNED :

DATE: