



**Snowhill Gardens,
Dudley, DY1 3LU**

£315,000



An impressive detached property occupying a delightful corner position in a pleasant and quiet cul-de-sac in a popular residential area. This well maintained and much improved three bedroom home offers spacious family accommodation and must be seen to be appreciated.

This outstanding property benefits from good sized living room, sitting room and conservatory, a stylish kitchen with integrated appliances, a useful downstairs WC, a modern first floor bathroom and off road parking.

The low maintenance rear garden is ideal for relaxation and entertaining. The property is centrally heated and double glazed. A range of amenities including shops, schools and public transport services are all close to hand.

INTERIOR VIEWING IS HIGHLY RECOMMENDED. Contact our Sedgley office to arrange a convenient appointment.

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

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

Reception Hall Having composite front door, under stairs cupboard, central heating radiator and ceramic floor tiling.

Downstairs WC Having low flush WC, wash hand basin, ceramic floor tiling, central heating radiator and double glazed window.

Living Room 17' 1" x 10' 0" (5.20m x 3.05m) Having two central heating radiators, double glazed window and double glazed sliding door to the conservatory.

Sitting Room 17' 6" x 7' 3" (5.33m x 2.21m) Having flush ceiling spot lights, central heating radiator and double glazed window.

Kitchen 13' 11" x 13' 9" (4.24m x 4.19m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, Beko 'Range' type cooker with seven ring gas hob and cooker hood. Integrated refrigerator and freezer, plumbing for washing machine and dishwasher, range of fitted wall cupboards, ceramic wall and floor tiling, double glazed window.

Conservatory 19' 4" x 11' 3" (5.89m x 3.43m) Having central heating radiator, timber flooring, double glazed windows and door leading out to the rear garden.

Landing Having double glazed feature window.

Bedroom One 13' 2" x 10' 4" (4.01m x 3.15m) Having range of fitted wardrobes with sliding doors, two wall light points, central heating radiator and two double glazed windows.

Bedroom Two 10' 4" x 9' 0" (3.15m x 2.74m) Having central heating radiator and double glazed window.





Bedroom Three 10' 2" x 6' 10" (3.10m x 2.08m) Having central heating radiator and double glazed window.

Bathroom 7' 9" x 6' 11" (2.36m x 2.11m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio areas, cold water tap, neat lawn area, timber decking area, 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: D

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.





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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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