

SKITTS

ESTATE AGENTS



Mill Bank, Sedgley
Dudley, DY3 1SL

£199,950

01902 686868

We Value Your Home



A particularly delightful semi-detached home maintained throughout to a high standard offering deceptively spacious accommodation that must be seen.

Conveniently situated within walking distance to Sedgley Town centre and a range of amenities, this extremely well presented and tastefully decorated property benefits from central heating, double glazing and off road parking.

This impressive property is thought to be an ideal first time purchase or possible investment opportunity and interior viewing is highly recommended to fully appreciate.

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

Approach By way of gravel driveway providing off road parking for two vehicles.

Living Room 11' 9" x 11' 4" (3.58m x 3.45m) Double glazed front door, coal effect gas fire with marble type surround, hearth and timber fire place. Timber flooring, central heating radiator and double glazed window.

Small Inner Hall Having understairs cupboard.

Dining Room 12' 5" x 12' 2" (3.78m x 3.71m) Having central heating radiator, double glazed window, laminate flooring and stairs off.

Dining Kitchen 12' 1" x 10' 9" (3.68m x 3.27m) Having inset stainless steel sink with fitted base units and decorative laminate work tops. Built-in oven with 4 ring gas hob, range of fitted wall cupboards and ceramic wall tiles. Wall mounted combination boiler, central heating radiator, double glazed window and door leading out.

Utility Area Fitted work top, plumbing for washing machine and double glazed door out.

WC Low flush WC, wall mounted wash hand basin, central heating radiator and double glazed window.

First Floor Landing Loft hatch for access.

Bedroom One 12' 0" x 11' 5" (3.65m x 3.48m) Central heating radiator and double glazed window.

Bedroom Two 12' 3" x 7' 7" (3.73m x 2.31m) Built-in cupboard, central heating radiator and double glazed window.

Bathroom 11' 3" x 7' 0" (3.43m x 2.13m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, airing cupboard, chrome heated towel rail and double glazed window.

Rear Garden Paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs 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: A

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.

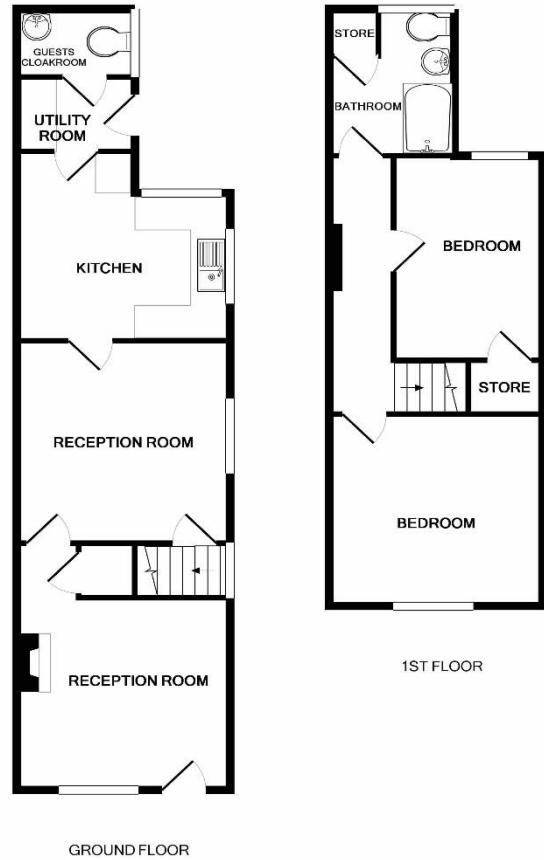
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



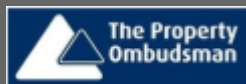


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	82
England, Scotland & Wales		EU Directive 2002/91/EC	



MILL BANK, DY3 1SL
 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: