



**Claremont Road, Sedgley**  
**Dudley, DY3 1HW**

**Offers in the Region Of £279,950**



An impressive traditional style semi-detached property offering excellent and spacious family accommodation for sale with no upward chain. This well maintained home has been extended and is situated in an extremely popular residential area local to amenities including shops, schools and public transport services.

The property benefits from a range of noteworthy features including: living room with bay window, breakfast kitchen with integrated appliances and dining area off, utility area with WC off, three first floor bedrooms, a stylish bathroom and garage area with store area off.

There is off road parking for numerous vehicles and an enclosed rear garden offering a secluded sanctuary, perfect for relaxation and outdoor gatherings, with good size patio area and lawn area.

**INTERIOR VIEWING IS HIGHLY RECOMMENDED - CONTACT OUR SEDGLEY OFFICE TO ARRANGE A CONVENIENT APPOINTMENT.**

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

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

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

**Living Room** 13' 7" x 11' 4" (4.14m x 3.45m) Having pebble effect electric fire, central heating radiator, laminate flooring and double glazed bay window.

**Dining Area** 9' 9" x 7' 1" (2.97m x 2.16m) Having central heating radiator, ceramic floor tiling, double glazed window, door to utility and doors to the rear garden.

**Breakfast Kitchen** 17' 8" x 10' 6" (5.38m x 3.20m) 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 dishwasher, range of fitted wall cupboards, ceramic wall and floor tiling. Flush ceiling spot lights, central heating radiator, double glazed window and sliding door to the rear garden.

**Utility** 11' 9" x 6' 9" (3.58m x 2.06m) Having inset stainless steel sink top, decorative laminate work top, plumbing for washing machine, central heating radiator and door to rear garden. WC off: Having low flush WC, wall mounted combination boiler and single glazed window.

**Landing** Having double glazed window and loft hatch for access.

**Bedroom One** 14' 3" x 9' 3" (4.34m x 2.82m) Having range of fitted wardrobes, central heating radiator and double glazed bay window.

**Bedroom Two** 10' 9" x 9' 5" (3.27m x 2.87m) Having range of fitted wardrobes with feature lighting, central heating radiator and double glazed window.





**Bedroom Three** 7' 6" x 6' 5" (2.28m x 1.95m) Having central heating radiator and double glazed window.

**Bathroom** 6' 11" x 5' 10" (2.11m x 1.78m) Having 'White' suite comprising: panelled bath 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, chrome heated towel rail and double glazed window.

**Garage Area** 11' 5" x 6' 10" (3.48m x 2.08m) Having light and power points, central heating radiator and store area off.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area and metal garden shed.

**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.

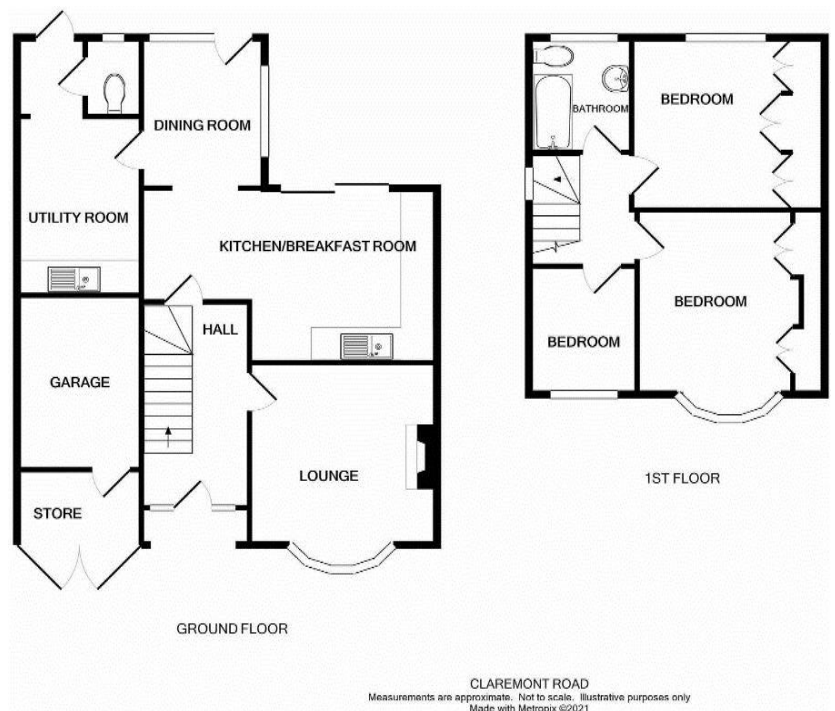
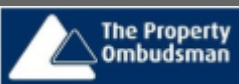




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....