



Elmwood Rise, Sedgley
Dudley, DY3 3QJ

£325,000



A spacious detached family residence occupying a particularly delightful position in a quiet and popular residential area having stunning open countryside views to the rear.

This well maintained three bedroom property offers impressive accommodation that must be seen and benefits from central heating, double glazing and off road parking.

Further noteworthy features include: a delightful reception hall, 'L' shaped lounge diner with sliding door out, a spacious dining kitchen with integrated appliances, stylish first floor shower room, useful garage with storage cupboard and WC off.

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

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

Reception Hall Having composite front door and central heating radiator.

Lounge Diner 20' 7" x 20' 0" (6.27m x 6.09m) Having coal effect gas fire with briquette surround, hearth and fireplace, four wall light points, two central heating radiators, double glazed window and double glazed sliding door to the rear garden.

Dining Kitchen 20' 9" x 9' 11" (6.32m x 3.02m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, four ring gas hob and cooker hood. Integrated refrigerator and dishwasher, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiling. Two central heating radiators, two double glazed windows and door leading out.

Landing Having loft hatch for access, airing cupboard and storage cupboard.

Bedroom One 12' 1" x 11' 2" (3.68m x 3.40m) Having central heating radiator and double glazed window.

Bedroom Two 11' 2" x 10' 4" (3.40m x 3.15m) Having range of fitted wardrobes, central heating radiator and two double glazed windows.

Bedroom Three 10' 1" x 10' 0" (3.07m x 3.05m) Having central heating radiator and two double glazed windows.

Shower Room 8' 3" x 7' 7" (2.51m x 2.31m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage 17' 0" x 11' 2" (5.18m x 3.40m) Having storage cupboards, light and power points. WC off: having low flush WC and wash hand basin.

Rear Garden Private from neighbouring properties, paved patio area, tap, neat lawn area, numerous flowers and flowering shrubs, gated side access and having open countryside views.





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: 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.

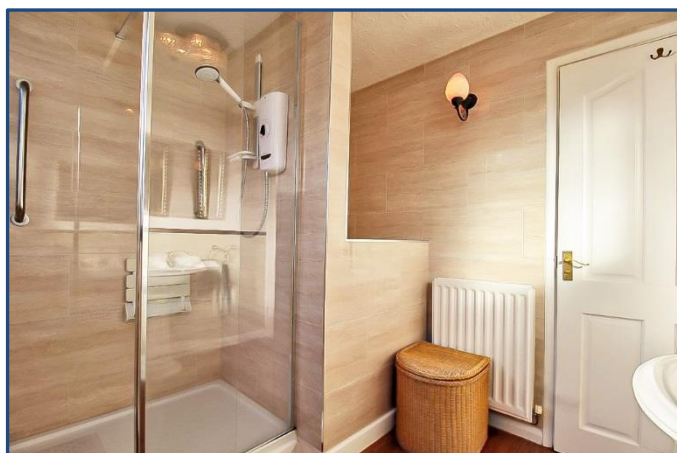
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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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. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The contents, quality and appearance shown here are not intended and no guarantee is given as to their quantity or efficiency can be given.
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