

# SKITTS

ESTATE AGENTS



**Alderdale Avenue, Sedgley**  
Dudley, DY3 3TX

**£275,000**

01902 686868

**We Value Your Home**



A impressive semi-detached property offering spacious family accommodation that must be seen to be appreciated. This well maintained home with three generous size bedrooms has been improved in recent years and is situated in an extremely popular residential area with woodland to the rear providing a quiet and pleasant out look.

The property is tastefully decorated and benefits from central heating, double glazing, off road parking for numerous vehicles, a well proportioned 'L' shaped lounge diner with patio door out, an extended dining kitchen stylishly fitted and with integrated appliances, a stylish first floor bathroom and the property is protected by a burglar alarm system.

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

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

**Reception Hall** Having uPVC front door, central heating radiator and timber flooring.

**Lounge/Diner** 20' 10" x 16' 2" (6.35m x 4.92m) Having two central heating radiators, timber flooring, double glazed window and double glazed sliding door to the rear garden.

**Dining Kitchen** 26' 10" x 7' 9" (8.17m x 2.36m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Integrated dishwasher, wine rack, plumbing for washing machine and fitted wall cupboards. Cupboard housing combination boiler, ceramic floor tiling and flush ceiling spot lights. Two central heating radiators, two double glazed windows and door leading out.

**Landing** Having airing cupboard, loft hatch for access by way of retractable ladder to part boarded loft area and WC off: Having low flush WC and double glazed window.

**Bedroom One** 12' 10" x 10' 1" (3.91m x 3.07m) Having laminate flooring, central heating radiator and double glazed window.

**Bedroom Two** 13' 4" x 6' 8" (4.06m x 2.03m) Having built in storage cupboard, central heating radiator and two double glazed windows.

**Bedroom Three** 12' 10" x 6' 3" (3.91m x 1.90m) Having central heating radiator and double glazed window.

**Bathroom** 10' 1" x 4' 10" (3.07m x 1.47m) 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, chrome heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, garden shed and gated side and rear access to woodland area.





**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: 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.

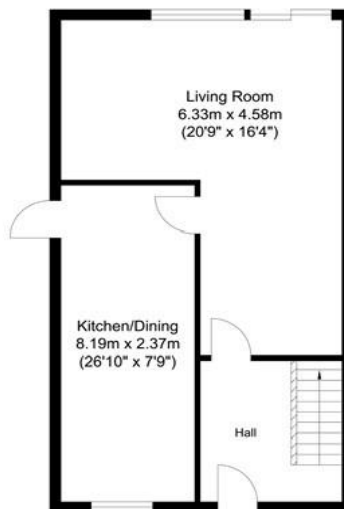
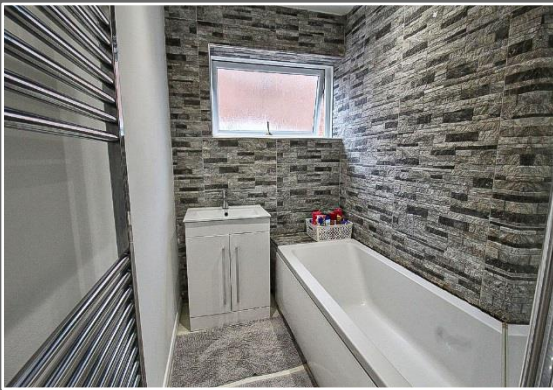
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.

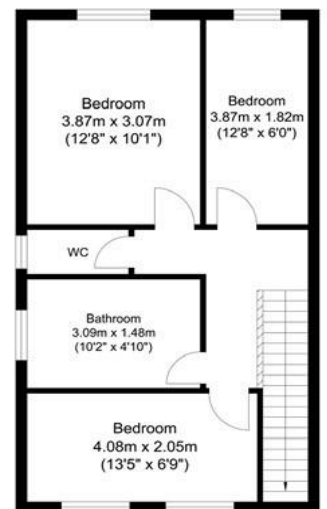
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor



First Floor

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