



**The Vista, Sedgley**  
Dudley, DY3 1QE

**Offers in Excess of £220,000**



A spacious semi-detached property occupying a pleasant position in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

This three bedroom home ideal for a family offers benefits from central heating and double glazing. Further noteworthy features include: a good size living room with French doors leading out, dining kitchen, side space with useful storage areas, fitted wardrobes in all three bedrooms, a stylish shower room and an extensive rear garden.

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

**Approach** By way of block paved fore garden.

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

**Living Room** 18' 0" x 11' 5" (5.48m x 3.48m) Having marble type surround, hearth and fireplace, central heating radiator, laminate flooring, double glazed window and double glazed french doors leading out to the rear garden.

**Dining Kitchen** 14' 2" x 10' 5" (4.31m x 3.17m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in double oven with five ring gas hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiling. Central heating radiator, double glazed window and door leading out.

**Side Area** Having storage areas.

**Landing** Having airing cupboard housing combination boiler, loft hatch for access and double glazed window.

**Bedroom One** 13' 6" x 10' 8" (4.11m x 3.25m) Having fitted wardrobes, flush ceiling spot lights, central heating radiator, laminate flooring and double glazed window.

**Bedroom Two** 12' 2" x 10' 9" (3.71m x 3.27m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Three** 9' 11" x 7' 2" (3.02m x 2.18m) Having central heating radiator, laminate flooring and double glazed window.

**Shower Room** 6' 11" x 5' 6" (2.11m x 1.68m) Having shower cubicle with shower fitting, glass wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap and lawn 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: B**  
**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.

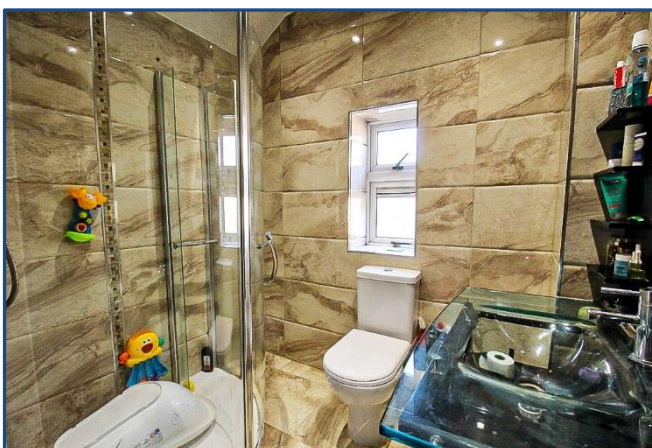
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

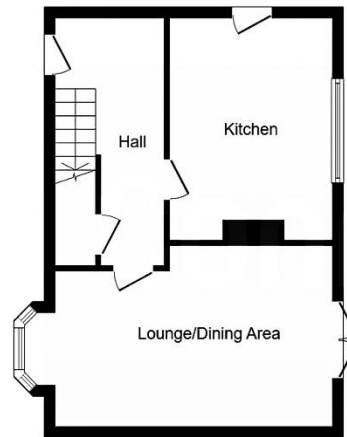
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in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

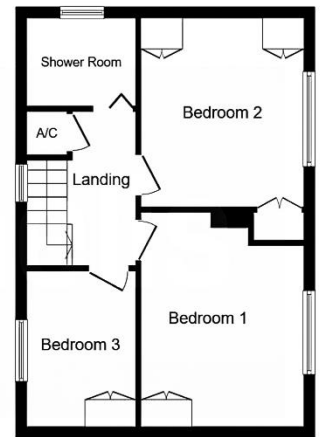
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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

15 Dudley Street  
Sedgley  
DY3 1SA

01902 686868

sedgley@skitts.net

**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: .....

