



**Ettymore Close, Sedgley**  
Dudley, DY3 3SP

**£115,000**



A delightful maisonette property arranged over two floors offering spacious and unique accommodation that must be seen to be appreciated. This impressive and well presented home with two double bedrooms has been maintained throughout to a good standard and is offered for sale with no upward chain.

The property is thought to be an ideal first time buy or investment opportunity and benefits from central heating, double glazing, a spacious living room, fitted kitchen, modern kitchen and small courtyard area to the front. Council Tax Band A. Energy Rating C.

**Tenure** LEASEHOLD. **Term** 91 years remaining. **Service Charge** £756.89 per annum. **Ground Rent** £10.00 per annum. All lease information should be confirmed by you Legal Representative.

**Approach** By way of paved patio area.

**Reception Hall** Having uPVC front door, under stairs cupboard, central heating radiator and laminate flooring.

**Living Room** 15' 1" x 11' 11" (4.59m x 3.63m) Having coal effect gas fire with marble type surround, hearth and fireplace, storage cupboard, central heating radiator and double glazed window.

**Kitchen** 10' 8" x 8' 6" (3.25m x 2.59m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and wall mounted combination boiler. Ceramic wall tiling, central heating radiator, laminate flooring and two double glazed windows.

**Landing**

**Bedroom One** 15' 0" x 9' 1" (4.57m x 2.77m) Having two central heating radiators and two double glazed windows.

**Bedroom Two** 13' 7" x 9' 0" (4.14m x 2.74m) Having storage cupboard, central heating radiator, laminate flooring and two double glazed windows.

**Bathroom** 6' 2" x 5' 9" (1.88m x 1.75m) 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, central heating radiator and double glazed window.







**TENURE: Leasehold.** 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: 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.

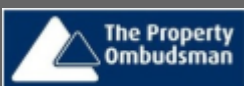




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....