



**Uplands Drive, Sedgley**  
Dudley, DY3 3SL

**£210,000**



A particularly impressive terraced property offering spacious family accommodation and occupying in a quiet position in a popular residential area. This delightful three bedroom home has been well maintained and benefits from central heating (brand new combination boiler), double glazing, off road parking for two vehicles and a pleasant rear garden providing a secluded sanctuary, perfect for relaxation and outdoor gatherings.

Sedgley centre is a short distance away with amenities including shops, schools and public transport services close to hand. Further noteworthy features include: a homely living room, spacious dining kitchen with useful study/playroom off and downstairs cloaks, built-in storage in all three bedrooms and a stylish first floor bathroom.

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

**Please Note:** If you proceed with an offer on this property, we are obliged to undertake an Anti Money Laundering check for all buyers on behalf of HRMC. All estate agents are required to do this by law. We outsource this process to our compliance partners, Movebutler who charge a fee for this service.



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

**Entrance Porch** Having double glazed door and windows.

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

**Living Room** 13' 8" x 11' 2" (4.16m x 3.40m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed window.

**Dining Kitchen** 19' 11" x 10' 6" (6.07m 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. Plumbing for washing machine, range of fitted wall cupboards, wine rack, storage cupboard, central heating radiator, laminate flooring, two double glazed windows and door leading out.

**Inner Hall** Having uPVC door to side entry and double glazed door to rear garden.

**Study/Playroom** 7' 10" x 5' 5" (2.39m x 1.65m) Having ceramic floor tiling, double glazed window and WC off: Having low flush WC, wash hand basin built into vanity unit, single glazed window, ceramic wall and floor tiling.

**Landing** Having airing cupboard housing brand new combination boiler and loft hatch for access.

**Bedroom One** 14' 2" x 11' 4" (4.31m x 3.45m) Having built in wardrobe, central heating radiator and two double glazed windows.







**Bedroom Two** 14' 1" x 9' 5" (4.29m x 2.87m) Having built in wardrobe, laminate flooring, central heating radiator and two double glazed windows.

**Bedroom Three** 9' 9" x 8' 1" (2.97m x 2.46m) Having storage cupboard, laminate flooring, central heating radiator and double glazed window.

**Bathroom** 9' 8" x 5' 9" (2.94m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built onto vanity unit and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and two double glazed windows.

**Rear Garden** Having paved patio area, neat lawn area, numerous flowers and flowering shrubs, gravel patio area and gated rear access.

**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: 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.

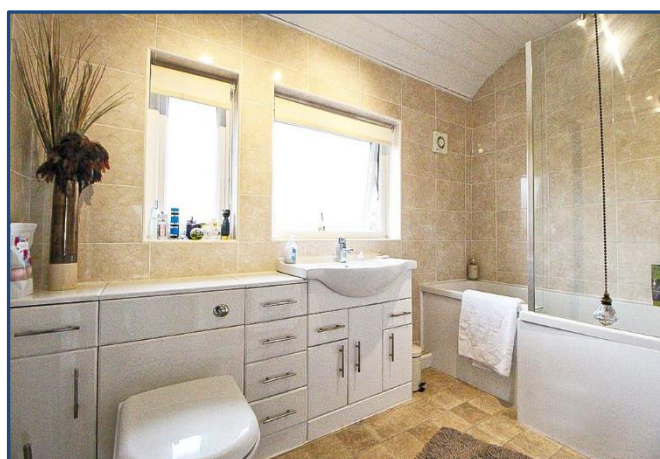
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.





GROUND FLOOR

1ST FLOOR

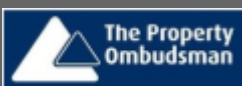


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 12/2021

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:** .....