



Westcroft Road, Sedgley
Dudley, DY3 3QP

£339,950



Skitts Estate Agents in Sedgley proudly present this beautiful and extremely well presented link-detached property with three bedrooms, occupying a delightful and quiet position in a popular residential area. Offering private parking on a double-width driveway and an attached garage, this home combines style with practicality.

Upon entering, you are greeted by a porch area with a window, providing access to the main entrance hall and a single door leading to the garage. The garage also offers access to a convenient utility area, complete with a downstairs WC. From the utility area, a door leads directly into the modern fitted kitchen at the rear of the property. This stylish kitchen features ample worktop space, plenty of cupboards, and a good size window that overlooks the pleasant rear garden. A single door provides direct access to the outdoor space. Adjoining the kitchen is a bright dining area with a large window overlooking the garden, creating an ideal setting for family meals.

Moving through from the dining area, you enter the impressive open-plan lounge, which spans the full length of the property. This spacious lounge is filled with natural light, thanks to the large window at the front and double patio doors at the rear. The room is further enhanced by an elegant fireplace and surround, adding a touch of warmth and character.

Returning to the entrance hall, stairs lead to the first floor, where you will find three well-proportioned bedrooms and a main shower room. The shower room is located at the rear of the property and is equipped with a modern shower, WC, and sink, all complemented by a window overlooking the garden. The landing area is bright and airy, thanks to a large window.

Bedroom two is situated at the rear of the property, featuring a large window with garden views and fitted modern wardrobes. Bedroom three, positioned at the front, benefits from a window and a spacious inset cupboard. The main bedroom, also at the front, is a stylish and comfortable space, boasting double fitted wardrobes, corner fitted wardrobes, and a large window that fills the room with natural light.

Stepping outside, the garden is a perfect haven for outdoor living, with a generous patio area that spans the width of the property and ideal for entertaining. Beyond the patio, a neat lawn area provides space for relaxation, complete with multiple sheds at the rear for extra storage. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.** Contact our Sedgley office to arrange a convenient appointment.

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

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





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: 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.

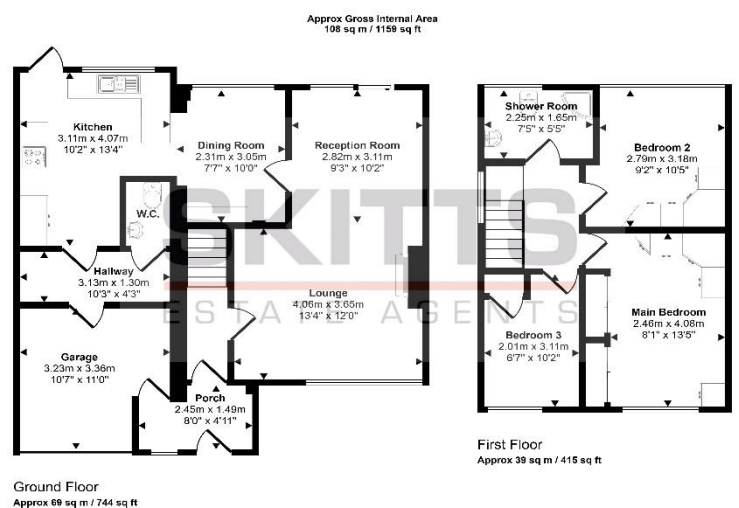
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

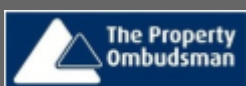




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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: