



Bath Street, Sedgley
Dudley, DY3 1LT

£219,950



An extremely well presented and well maintained family home situated in a popular residential area local to amenities and Sedgley centre. This particularly delightful and tastefully decorated mid terraced property with three bedrooms and a garage to the rear benefits from central heating, double glazing, off road parking and a low maintenance garden to the rear.

Further highlights to this impressive home include: a spacious living room with feature inset electric fire, stylish dining kitchen fully fitted with integrated appliances and door leading out, a contemporary bathroom with free standing bath and separate shower cubicle and a neat rear garden with patio areas, artificial lawn area and gated access to further parking plus garage. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Entrance Porch Having double glazed door and windows.

Reception Hall Having central heating radiator and ceramic tiled flooring.

Living Room 15' 4" x 12' 1" (4.67m x 3.68m) Having inset electric feature fire, flush ceiling spot lights, central heating radiator and double glazed window.

Dining Kitchen 15' 2" x 10' 0" (4.62m x 3.05m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, dishwasher and washing machine, range of fitted wall cupboards and pantry. Ceramic wall and floor tiling, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Landing Having central heating radiator and loft hatch for access with combination boiler (in loft).

Bedroom One 12' 8" x 8' 7" (3.86m x 2.61m) Having central heating radiator and double glazed window.

Bedroom Two 11' 7" x 8' 9" (3.53m x 2.66m) Having central heating radiator and double glazed window.

Bedroom Three 8' 9" x 6' 3" (2.66m x 1.90m) Having central heating radiator and double glazed window.

Bathroom 8' 4" x 6' 9" (2.54m x 2.06m) Having 'White' suite comprising: freestanding bath, shower cubicle with shower fitting, pedestal wash hand basin 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, artificial lawn area, further paved patio area, outside power points and gated rear access.

Garage (Rear) 15' 9" x 7' 8" (4.80m x 2.34m) Having 'Up & Over' door.

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.



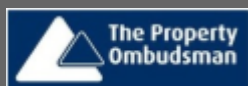


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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: