



Royston Way, Sedgley
Dudley, DY3 3TZ

£245,000



A well maintained semi-detached property occupying a delightful and quiet cul-de-sac location in a popular residential area a short distance from Sedgley centre and a range of amenities. This three bedroom home offers spacious family accommodation and benefits from central heating, double glazing, off road parking, detached garage and a private garden to the rear.

Noteworthy features to this impressive home include: entrance porch, reception hall with small utility area off, two reception rooms plus conservatory, a stylish fitted kitchen, three generous size bedrooms and a modern bathroom. There are a range of useful storage cupboards in the property and outbuildings in the enclosed rear garden. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of tarmac area providing off road parking past lawn fore garden.

Entrance Porch Having composite front door and meter cupboards.

Reception Hall Having double glazed front door, storage cupboard, central heating radiator and laminate flooring.

Utility Having wash hand basin, plumbing for washing machine and ceramic wall tiling.

Living Room 12' 9" x 11' 8" (3.88m x 3.55m) Having coal effect electric fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed bow window.

Dining Room 12' 10" x 11' 8" (3.91m x 3.55m) Having storage cupboard, central heating radiator, laminate flooring and double glazed sliding door.

Kitchen 8' 8" x 8' 1" (2.64m x 2.46m) Having inset composite type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall tiling and double glazed window.

Conservatory 9' 9" x 8' 4" (2.97m x 2.54m) Having ceramic floor tiling, double glazed windows and door leading out to the rear garden.

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

Bedroom One 14' 3" x 11' 9" (4.34m x 3.58m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 12' 0" x 11' 7" (3.65m x 3.53m) Having central heating radiator, laminate flooring and double glazed window.

Bedroom Three 9' 4" x 8' 7" (2.84m x 2.61m) Having central heating radiator, laminate flooring and double glazed window.





Bathroom 7' 1" x 5' 10" (2.16m x 1.78m) Having panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

Garage 18' 7" x 9' 5" (5.66m x 2.87m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Out building, timber decking area and gated side access.

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: 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.

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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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SIGNED :

DATE:

