



Kings Road, Sedgley
Dudley, DY3 1HP

£170,000



A delightful mid terraced property situated in an extremely popular residential area local to a range of amenities and having Sedgley centre a short distance away.

This ideal first time buyers home with two double bedrooms if for sale with no upward chain and has been well maintained offering spacious accommodation.

The property is also thought to be an investment opportunity and benefits from central heating, double glazing, two reception rooms, a stylish kitchen with integrated appliances and utility area off, a downstairs WC, first floor bathroom, two good size bedrooms and a private garden to the rear. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of pathway past small fore-garden.

Sitting Room 12' 2" x 12' 2" (3.71m x 3.71m) UPVC front door, coal effect electric fire with fire-place, timber flooring, central heating radiator and double glazed window.

Living Room 13' 1" x 12' 3" (3.98m x 3.73m) Coal effect gas fire with cast iron surround and timber fire-place, laminate flooring, under stairs cupboard, central heating radiator and double glazed window.

Kitchen 9' 0" x 7' 0" (2.74m x 2.13m) 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 and freezer. Range of fitted wall cupboards, ceramic wall tiling, flush ceiling sport lights, central heating radiator, double glazed window and door leading out.

Utility Area Fitted work top, wall cupboards and plumbing for a washing machine.

Downstairs WC Having low flush WC, central heating radiator and double glazed window.

Landing Flush ceiling sport lights and loft hatch for access by way of retractable ladder to partially boarded loft area.

Bedroom One 12' 5" x 11' 9" (3.78m x 3.58m) Flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Two 12' 4" x 9' 2" (3.76m x 2.79m) Built-in wardrobe, central heating radiator and double glazed window.

Bathroom 9' 1" x 7' 0" (2.77m x 2.13m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, storage cupboard, wall mounted combination boiler, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn 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: D

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.

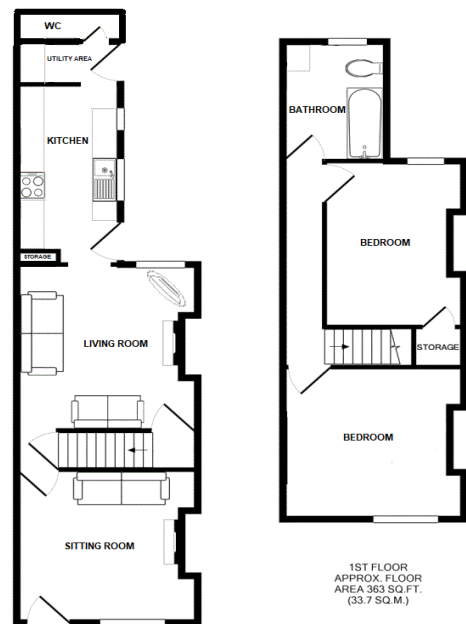
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.
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15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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

SIGNED :

DATE: