SKITTS
ESTATE AGENTS

Bermuda Close, Woodsetton
Dudley, DY1 4LZ

£375,000

01902 686868

We Value Your Home

A particularly impressive and extremely well presented detached property offering spacious and extended family accommodation that must be seen to be appreciated. This stunning and stylish four bedroom residence occupies a pleasant corner position in a popular residential area local to a range of amenities including shops, schools and public transport services.

The property has been well maintained throughout and benefits from central heating, uPVC double glazing, ample off road parking and a particularly delightful rear garden with neat lawn area, patio areas, a range of flowers and a garage/store which is now only suitable for storage due to there currently being no vehicle access.

Further noteworthy features include: three spacious reception rooms, kitchen fitted with integrated appliances, a useful downstairs WC, a modern first floor bathroom, a stylish ensuite shower room and fitted wardrobes in all four good size bedrooms.

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

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

Reception Hall Having composite front door, storage cupboard, central heating radiator and timber flooring.

Living Room *18' 0'' x 11' 11'' (5.48m x 3.63m)* Having central heating radiator and double glazed bay window.

Dining Room *15' 1'' x 10' 11'' (4.59m x 3.32m)* Having under stairs storage cupboard, central heating radiator, laminate flooring, double glazed window and double glazed french doors to the rear garden.

Family Room *13' 7'' x 13' 4'' (4.14m x 4.06m)* Having double storage cupboard, storage cupboard housing combination boiler, central heating radiator, double glazed window and double glazed door to the rear garden.

Kitchen *10' 8'' x 8' 7'' (3.25m x 2.61m)* Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with five ring gas hob and cooker hood. Integrated dishwasher and washing machine, range of fitted wall cupboards, feature plinth lighting and wine rack. Ceramic wall and floor tiling, flush ceiling spot lights, central heating radiator, double glazed window and door leading out. WC off: Having low flush WC, wash hand basin built into vanity unit, central heating radiator and double glazed window.

Landing Having loft hatch for access.

Bedroom One *15' 10'' x 13' 0'' (4.82m x 3.96m)* Having fitted wardrobes with sliding doors, flush ceiling spot lights, loft hatch for access, central heating radiator, laminate flooring and two double glazed windows.

Bedroom Two *13' 7'' x 8' 8'' (4.14m x 2.64m)* Having fitted wardrobes with sliding doors, flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Three *12' 2'' x 10' 11'' (3.71m x 3.32m)* Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

En-suite *9' 11'' x 3' 7'' (3.02m x 1.09m)* Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Flush ceiling spot lights, extractor fan, central heating radiator and double glazed window.

Bedroom Four *11' 7'' x 8' 4'' (3.53m x 2.54m)* Having built in wardrobes with sliding doors, central heating radiator, laminate flooring and double glazed window.

Bathroom *8' 8'' x 6' 1'' (2.64m x 1.85m)* Having white suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Fitted wall cupboards, ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail, central heating radiator and double glazed window.

Garage (no vehicle access) *16' 4'' x 8' 3'' (4.97m x 2.51m)* Having 'Up & Over' door, light and power points. Double glazed window and door.

Rear Garden Having paved patio area, cold water tap, neat lawn area, patio area, numerous flowers and flowering shrubs. Further patio 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.

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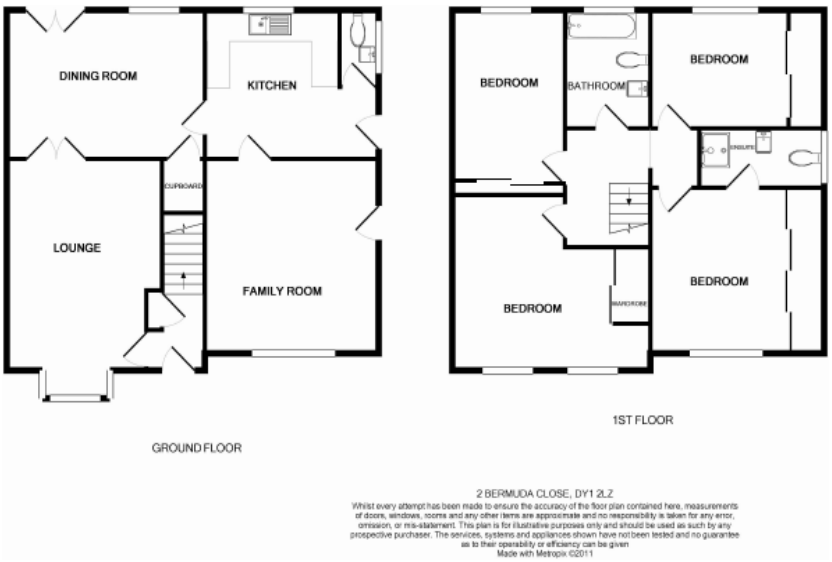
The Property Ombudsman



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: ……..