



**Parkes Hall Road, Woodsetton**  
Dudley, DY1 3SR

**£235,000**



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH OFF ROAD PARKING, CARPORT, GARAGE AND A DELIGHTFUL GARDEN This attractive and homely three bedroom semi-detached property offers well-proportioned family accommodation in a sought after residential location local to a range of amenities. Thoughtfully maintained and tastefully presented throughout, the home benefits from gas central heating, double glazing, off-road parking with carport plus a garage.

Upon entering the property, you are welcomed via an enclosed entrance porch leading into a spacious and inviting reception hall. The ground floor boasts a generously sized 23ft living room, filled with natural light and featuring a sliding door that opens directly onto the rear garden, creating a seamless connection between indoor and outdoor living spaces. The fitted kitchen is both practical and stylish, offering ample workspace and storage, including a built-in refrigerator and freezer, as well as a useful walk-in pantry for additional convenience.

Upstairs, the first floor comprises of three good size bedrooms, all tastefully decorated and offering ample space for modern family living. The stylish family bathroom has been finished to a high standard, complementing the rest of the accommodation. A pleasant landing area enhances the sense of space and light throughout the upper level.

The property is further enhanced by it's delightful and private rear garden, which has been thoughtfully maintained to provide two separate patio areas ideal for entertaining or relaxing, a neat lawn bordered by flowering shrubs and plants, and useful outbuildings for storage or hobbies.

Gated side access provides ease of movement around the home and links the front and rear gardens effectively. This charming property is offered for sale with no upward chain and represents an excellent opportunity for families or those seeking a well kept, move-in ready home in a convenient and pleasant location. Early viewing is highly recommended to fully appreciate all it has to offer.

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

**Approach** By way of tarmac driveway providing off road parking past lawn fore-garden.

**Entrance Porch**

**Reception Hall**

**Living Room** 23' 5" x 12' 1" (7.13m x 3.68m)

**Kitchen** 11' 0" x 8' 0" (3.35m x 2.44m)

**First Floor Landing**

**Bedroom One** 13' 6" x 10' 11" (4.11m x 3.32m)

**Bedroom Two** 11' 4" x 11' 1" (3.45m x 3.38m)





**Bedroom Three** 9' 10" x 7' 2" (2.99m x 2.18m)

**Bathroom** 7' 4" x 5' 8" (2.23m x 1.73m)

**Carport**

**Garage** 15' 11" x 8' 2" (4.85m x 2.49m) Having light and power points.

**Rear Garden** Private and enclosed plus outbuildings.

**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: C**  
**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.

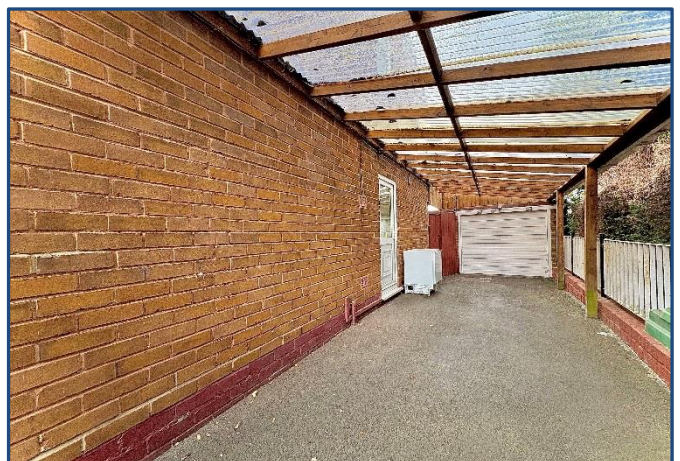
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

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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.



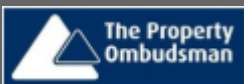




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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED :** .....

**DATE:** .....