

SKITTS

ESTATE AGENTS



Greenfield View, Brownswall Estate, Sedgley
Dudley, DY3 3NG

£299,950

01902 686868

We Value Your Home



A gem of an opportunity. Situated in a particularly delightful and peaceful position within one of the area's most sought after residential locations, this spacious semi-detached family home offers the perfect blend of convenience and semi-rural charm. Within easy reach of Sedgley town centre and a wide range of local amenities, the property enjoys a quiet setting that feels far removed from the bustle of everyday life.

The accommodation is generously proportioned and thoughtfully arranged, ideal for growing families. On the ground floor, a sliding door opens into an entrance porch leading to a welcoming reception hall. The standout feature is the impressive 26ft through lounge with a bow window to the front and access to a bright and airy double glazed conservatory at the rear, providing a perfect space for relaxing or entertaining overlooking the private rear garden. The fitted kitchen is equipped with worktops, base units, wall cupboards, a built-in oven with four-ring gas hob plus a useful pantry, while a separate utility area and modern downstairs WC offer additional convenience.

Upstairs, the first floor presents a spacious landing, two well-proportioned double bedrooms, a generous single bedroom and a charming traditional style bathroom complete with jacuzzi bath and shower over, wash hand basin, bidet, and low flush WC.

Externally, the property continues to impress with a block paved driveway providing ample off road parking and access to the garage. The rear garden is both private and enclosed, featuring a patio area, well kept lawn and a selection of mature flowers and flowering shrubs, offering a lovely outdoor retreat. Further benefits include gas central heating, double glazing and the added advantage of no upward chain. This is a wonderful opportunity to acquire a beautifully presented home in an enviable location and viewing is highly recommended to fully appreciate what is on offer.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past awn fore-garden.

Entrance Porch

Reception Hall

Living Room 26' 5" x 12' 10" (8.05m x 3.91m)

Conservatory 12' 11" x 10' 8" (3.93m x 3.25m)

Kitchen 10' 6" x 8' 10" (3.20m x 2.69m)

Utility 9' 5" x 9' 1" (2.87m x 2.77m)

Downstairs WC

First Floor Landing

Bedroom One 13' 4" x 10' 2" (4.06m x 3.10m)



Bedroom Two 12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom Three 9' 6" x 9' 6" (2.89m x 2.89m)

Bathroom 8' 1" x 6' 9" (2.46m x 2.06m)

Garage 17' 5" x 9' 9" (5.30m x 2.97m)

Rear Garden Private and enclosed from neighbouring properties.

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.

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.





15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



TOTAL FLOOR AREA: 1,346 sq ft (124.2 sq m) approx.
What our agent has been able to advise the accuracy of the figures contained here, is based on the information provided to us by the vendor. We do not warrant the accuracy of the figures and we do not accept any liability for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose.

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:

