



The Ridgeway, Sedgley
Dudley, DY3 3UR

£275,000



Situated in a sought after residential area and offered for sale with no upward chain, this substantial three bedroom semi-detached home presents a fantastic opportunity for families or buyers looking for spacious accommodation with excellent features and a prime location. The property benefits from central heating and double glazing throughout, has been well maintained to offer a warm and welcoming living environment.

To the front, a block paved driveway provides off road parking alongside a neat lawn fore-garden, while the larger than average garage sits to the side, complete with an electric roller shutter door, power and lighting, a utility area with plumbing for a washing machine, a storage cupboard, door to the rear garden and a separate WC.

Internally, the home begins with an entrance porch leading into a reception hall. The living room is generously proportioned, featuring a gas fire with a marble type fireplace and sliding doors that open into a lovely double glazed conservatory with ceiling fan and light, providing an ideal space for relaxing or entertaining. A separate sitting room adds further versatility and includes a convenient serving hatch to the kitchen. The kitchen itself is well-equipped with modern units, worktops, composite style sink top, built-in oven, four-ring gas hob, integrated dishwasher and microwave.

Upstairs, the first floor landing includes an airing cupboard housing the combination boiler and gives access to three well proportioned bedrooms, all of which include built-in storage. The modern shower room has been fitted with a shower cubicle, wash hand basin and low flush WC. To the rear, the private garden is well presented with a decorative gravel area with paved design, timber decking area and a neat lawn, all complemented by a variety of flowers and flowering shrubs, offering a peaceful outdoor retreat.

With its generous layout, excellent features and convenient location, internal viewing is highly recommended to fully appreciate all that this superb home has to offer.

Council Tax Band C. Energy Rating C. Tenure FREEHOLD

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

Entrance Porch

Reception Hall

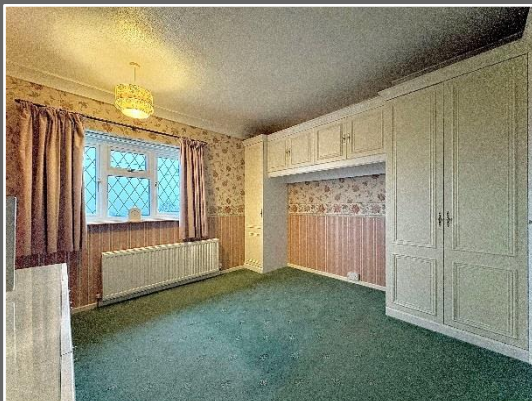
Living Room 18' 5" x 12' 0" (5.61m x 3.65m)

Sitting Room 11' 2" x 10' 4" (3.40m x 3.15m)

Kitchen 14' 6" x 7' 8" (4.42m x 2.34m)

Conservatory 10' 6" x 9' 11" (3.20m x 3.02m)





First Floor Landing

Bedroom One 12' 10" x 11' 4" (3.91m x 3.45m)

Bedroom Two 11' 10" x 10' 1" (3.60m x 3.07m)

Bedroom Three 8' 6" x 7' 10" (2.59m x 2.39m)

Shower Room 7' 9" x 5' 1" (2.36m x 1.55m)

Garage 18' 11" x 14' 8" (5.76m x 4.47m)

Rear Garden Enclosed and private 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: 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.

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.

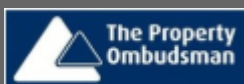




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SIGNED :

DATE: