



Cross Lane, Sedgley
Dudley, DY3 1PB

£210,000



Situated in an extremely popular and well established residential area, this modern end-terraced home offers surprisingly spacious accommodation that is exceptionally well presented throughout. Ideally located within walking distance of Sedgley centre and a range of local amenities, this attractive property is offered for sale with no upward chain, making it a perfect opportunity for first-time buyers, downsizers or investors alike.

The ground floor welcomes you with a generously sized reception hall that includes a useful guest WC. The fitted breakfast kitchen features flush ceiling spotlights, worktops, a stainless steel sink top and a range of base and wall units. To the rear of the property, a cosy and inviting living room provides the perfect space to relax, complete with stairs to the first floor and access to the rear garden by way of a double glazed door.

Upstairs, the first floor landing offers a handy storage cupboard and leads to two well proportioned double bedrooms, both offering comfortable and versatile living space. The stylish shower room is finished to a high standard with a shower cubicle, pedestal wash hand basin, low flush WC, flush ceiling spotlights and elegant ceramic wall tiling.

Externally, the front of the property boasts a block paved driveway providing off road parking for two vehicles. The rear garden is private and low maintenance, with a combination of paved patio, gravelled area and useful gated side access. With central heating and double glazing throughout, this lovely home is ready to move into and must be seen to fully appreciate the space, quality and location on offer.

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

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

Reception Hall

Downstairs WC

Living Room 15' 1" x 11' 6" (4.59m x 3.50m)

Dining Kitchen 12' 4" x 10' 9" (3.76m x 3.27m)

First Floor Landing

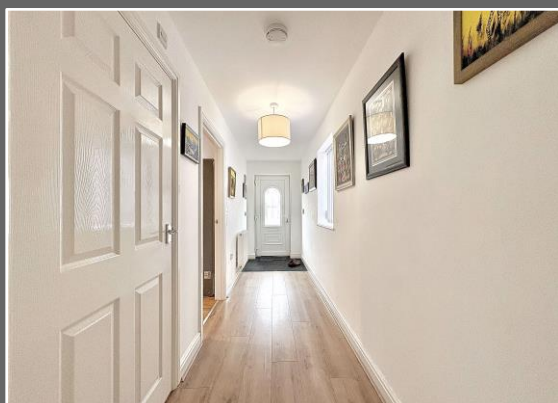
Bedroom One 15' 2" x 12' 3" (4.62m x 3.73m)

Bedroom Two 11' 2" x 7' 5" (3.40m x 2.26m)

Shower Room 7' 5" x 7' 4" (2.26m x 2.23m)

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: B
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.

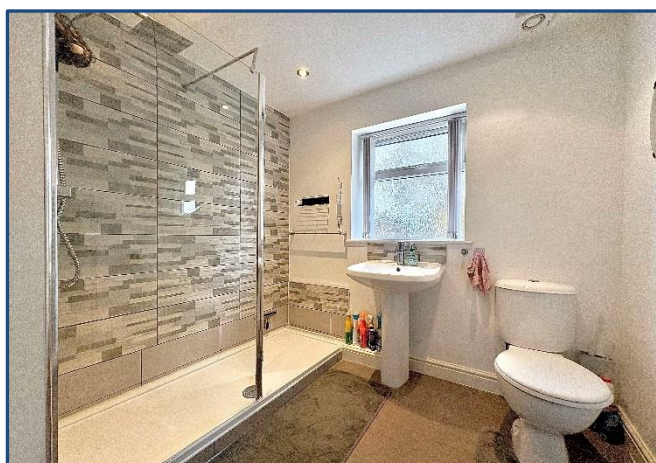
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

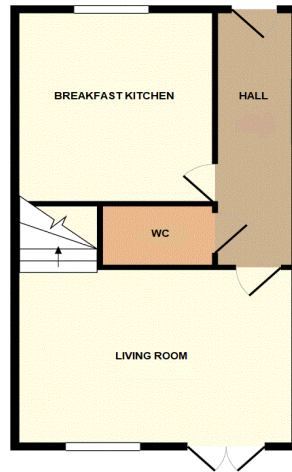
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

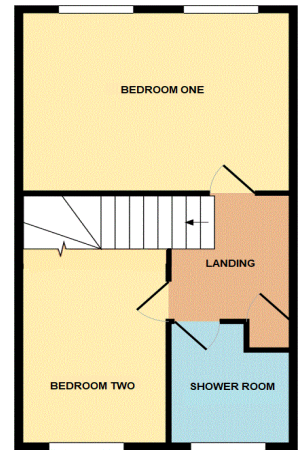
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





GROUND FLOOR



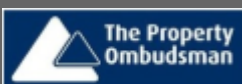
1ST FLOOR

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

SIGNED :

DATE: