

SKITTS

ESTATE AGENTS



Turls Hill Road, Sedgley
Dudley, DY3 1HG

£375,000

01902 686868

We Value Your Home

An outstanding family home of traditional style offering substantial and extended accommodation providing excellent living space.



This particularly impressive and extremely well presented detached property has been recently improved and simply must be seen to be appreciated.

The stunning family residence is situated in a highly desirable residential area local to amenities including shops, schools, public transport services and Sedgley Town centre is close to hand.

The property benefits from central heating, double glazing, ample off road parking plus a garage and an extensive family garden enclosed and private from neighbouring properties.

The property is tastefully decorated throughout and all interested parties are recommended to view the interior to fully appreciate the immaculate detached home.

Approach By way of tarmac driveway providing off road parking.

Double Glazed Entrance Porch Having ceramic floor tiling.

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

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, tiling, chrome heated towel rail and two double glazed windows.

Living Room 13' 8" x 12' 1" (4.16m x 3.68m) Having coal effect gas fire with marble type surround, hearth and fire place, central heating radiator, timber flooring and double glazed sliding patio doors to breakfast area.

Sitting Room 13' 6" x 12' 5" (4.11m x 3.78m) Having coal effect gas fire with traditional feature surround and timber fireplace, central heating radiator, timber flooring and double glazed bay window.

'L' Shaped Breakfast Kitchen 22' 2" x 18' 6" (6.75m x 5.63m) Having inset ceramic type sink top with a range of fitted base units and grey granite work tops, cooker hood, integrated dishwasher and plumbing for washing machine. Range of fitted wall cupboards, wine rack, central heating radiator, flush ceiling spot lights and timber flooring. Double glazed windows, Velux windows and bi-folding doors to rear garden.

Landing Having coloured glass double glazed window.

Bedroom One 14' 2" x 12' 5" (4.31m x 3.78m) Having fitted wardrobes and dressing unit, central heating radiator and double glazed bay window with coloured glass.

Bedroom Two 13' 3" x 12' 3" (4.04m x 3.73m) Having range of quality fitted wardrobes, central heating radiator and double glazed window.



Bedroom Three 10' 3" x 9' 10" (3.12m x 2.99m) Having range of built in wardrobes, central heating radiator and two double glazed windows.

Bathroom 9' 9" x 9' 5" (2.97m x 2.87m) Having 'White' suite comprising: freestanding bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC built into vanity unit. Ceramic wall and floor tiling, extractor fan, central heating radiator, flush ceiling spot lights and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, gated side access, numerous flowers and flowering shrubs.

Garage 19' 4" x 9' 4" (5.89m x 2.84m) Having 'Up & Over' door, double glazed window, light and power points.

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.

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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.





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 misstatement. 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. Made with Metrepro 12/2012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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:

