

SKITTS

ESTATE AGENTS



Ketley Hill Road, Russells Hall Estate
Dudley, DY1 2HT

£180,000

01902 686868

We Value Your Home



A stylish semi-detached property situated in an extremely popular residential area local to a range of amenities including shops, schools and public transport services. This impressive home has been well maintained and improved in recent years and must be seen to be appreciated.

The spacious property thought to be an ideal first time buy is tastefully decorated and benefits from a stunning re-fitted kitchen with integrated appliances, a modern first floor bathroom, two double bedrooms, living room plus dining room and a pleasant garden to the rear. The property is centrally heated, double glazed and protected by a burglar alarm system.

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

Approach By way of gravel fore garden.

Entrance Porch Having double glazed door and windows.

Living Room 16' 6" x 10' 9" (5.03m x 3.27m) Having pebble effect gas fire with marble type surround, hearth and fireplace, two central heating radiators, laminate flooring, two double glazed windows and double glazed door.

Dining Room 11' 4" x 9' 8" (3.45m x 2.94m) Having central heating radiator, laminate flooring and double glazed french doors leading out.

Kitchen 12' 1" x 6' 7" (3.68m x 2.01m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Integrated refrigerator, plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiling. Flush ceiling spot lights, central heating radiator, laminate flooring, two double glazed windows and archway to dining area.

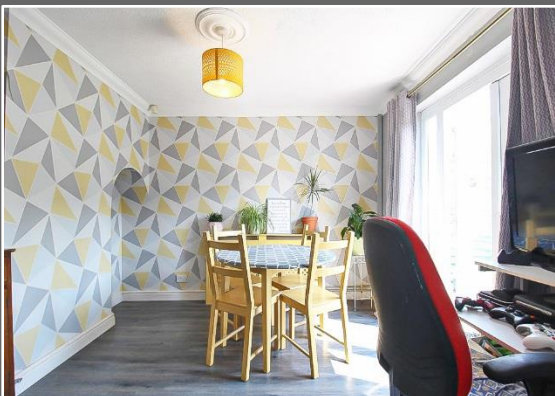
Landing Having double glazed window, airing cupboard housing combination boiler and loft hatch for access to boarded loft area.

Bedroom One 16' 5" x 9' 7" (5.00m x 2.92m) Having central heating radiator and double glazed window.

Bedroom Two 12' 1" x 10' 2" (3.68m x 3.10m) Having central heating radiator and double glazed window.

Bathroom 8' 2" x 5' 6" (2.49m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, flush ceiling spot lights, heated towel rail and double glazed window.

Rear Garden Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Brick built outbuilding and gated side access.



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: A
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.

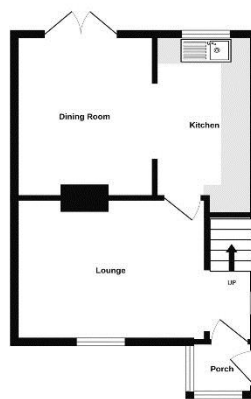
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

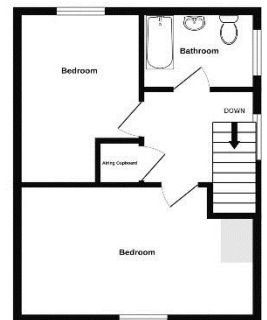




Ground Floor
374 sq.ft. (34.8 sq.m.) approx.



1st Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.
Measurements are approximate. See in situ. Total area payable only
based on NRS/2010/C0201

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net

