

SKITTS

ESTATE AGENTS



**Chestnut Avenue,
Dudley, DY1 4BH**

£260,000

01902 686868

We Value Your Home



A well maintained semi-detached property of traditional style occupying a quiet and delightful position in a popular residential area.

This spacious family home with three bedroom has been improved in recent years and is tastefully decorated. The property benefits from central heating, double glazing, off road parking plus garage and a private rear garden with garden shed and summerhouse.

Further noteworthy features include: a pleasant living room with cast iron multi fuel burner and bay window, a spacious dining kitchen with integrated appliances and French doors out to the rear garden, small utility area and a first floor bathroom with bath and separate shower cubicle.

A range of amenities including shops, schools and public transport services are all close to hand. Dudley Town centre is also less than a mile away.

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

Approach By way of block paved driveway providing off road parking past lawn fore garden.

Entrance Porch Having double glazed front door.

Reception Hall Having front door with original coloured glass, central heating radiator and laminate flooring.

Living Room 12' 8" x 11' 7" (3.86m x 3.53m) Having multi fuel cast iron burner with feature fireplace, two wall light points, central heating radiator, laminate flooring and double glazed bay window.

Dining Kitchen 17' 9" x 11' 6" (5.41m x 3.50m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with five ring gas hob and cooker hood. Integrated dishwasher, a range of fitted wall cupboards and plinth heater. Under stairs storage cupboard, ceramic wall tiling, central heating radiator, double glazed window and French doors leading out.

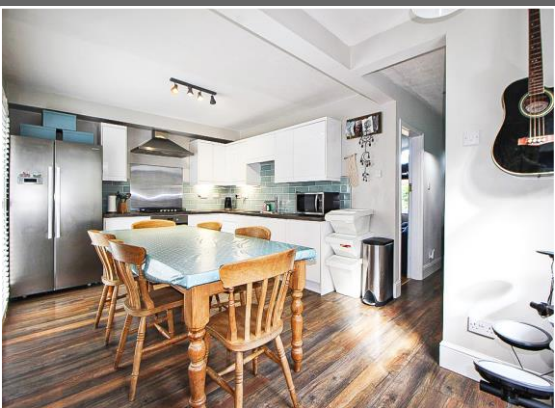
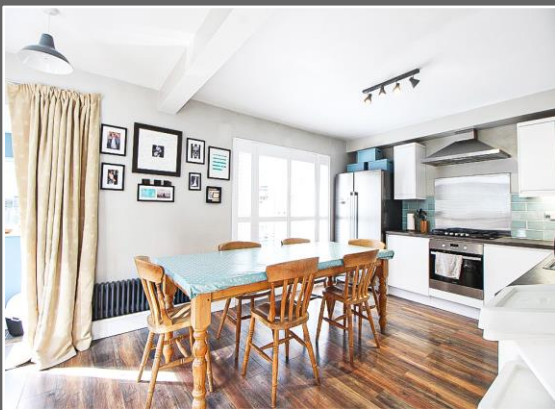
Utility 7' 4" x 3' 0" (2.23m x 0.91m) Having fitted base unit and decorative laminate work top, fitted wall cupboards, double glazed window and double glazed door leading out.

Landing Having loft hatch for access and single glazed window with coloured glass.

Bedroom One 12' 9" x 10' 7" (3.88m x 3.22m) Having central heating radiator and double glazed bay window.

Bedroom Two 11' 10" x 11' 7" (3.60m x 3.53m) Having central heating radiator and double glazed window.

Bedroom Three 8' 7" x 7' 2" (2.61m x 2.18m) Having central heating radiator and double glazed window.





Bathroom 8' 1" x 6' 9" (2.46m x 2.06m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, shaver point, heated towel rail and double glazed window.

Garage 15' 6" x 10' 8" (4.72m x 3.25m) Having light and power points, stainless steel sink top with fitted base units and work tops, plumbing for washing machine and wall mounted combination boiler.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers, flowering shrubs and fruit trees. Summerhouse and garden shed.

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.

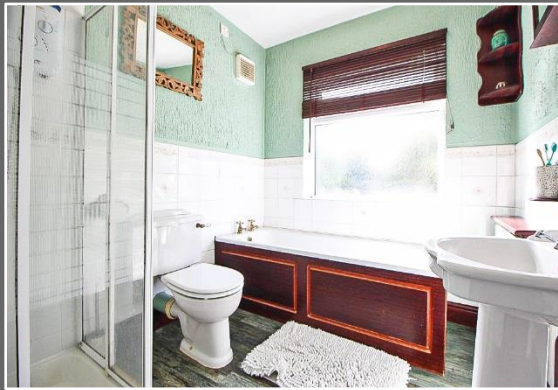
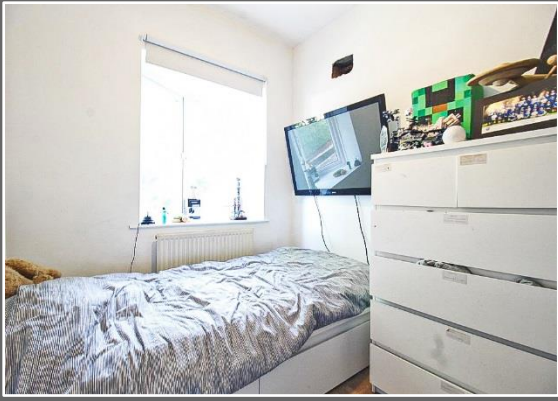
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

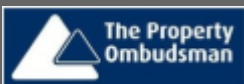




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for information purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.
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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: