

# SKITTS

ESTATE AGENTS



**Northway, Sedgley**  
Dudley, DY3 3RG

**Offers Over £400,000**

01902 686868

**We Value Your Home**



A stunning detached residence improved in recent years to provide excellent and stylish family accommodation that simply must be seen to be appreciated.

This outstanding and impressive property is presented throughout to a particularly high standard and benefits from four bedrooms and two bathrooms.

The property has been fully refurbished to provide 'cutting edge' design, is tastefully decorated and offers a stunning 'open plan' style fitted breakfast kitchen where you will find a range of contemporary units including central island and integrated appliances.

Further noteworthy features to the property include: delightful living room with inset gas fire and door leading out to the rear garden, a useful downstairs WC, stylish family bathroom plus ensuite shower room, central heating, uPVC double glazing, garage plus carport, off road parking and an enclosed garden to the rear.

Council Tax Band E

Energy Rating D

**Approach** By way of tarmac driveway providing off road parking.

**Entrance Porch** Having composite front door, flush ceiling spot lights, laminate flooring and double glazed window.

**Living Room** 19' 7" x 13' 0" (5.96m x 3.96m) Having inset log effect gas fire, laminate flooring, central heating radiator, double glazed bow window and double glazed door to the rear garden.

**'Open Plan' Breakfast Kitchen** 23' 8" x 14' 7" (7.21m x 4.44m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven, integrated refrigerator, freezer and dishwasher. Centre island with a range of storage cupboards and 4 ring induction hob. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, flush ceiling spot lights, laminate flooring and central heating radiator. Two double glazed windows, door leading out to the rear garden and WC off.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, extractor fan and flush ceiling spot lights.

**Landing** Having airing cupboard, laminate flooring and loft hatch for access.

**Bedroom One** 12' 0" x 11' 3" (3.65m x 3.43m) Having flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window.

**En-suite Shower Room** 7' 9" x 6' 7" (2.36m x 2.01m) Having shower cubicle with shower fitting, 'bowl' wash hand basin and low flush WC. Flush ceiling spot lights, ceramic floor tiling, shaver point, central heating radiator and double glazed window.

**Bedroom Two** 10' 7" x 10' 6" (3.22m x 3.20m) Having laminate flooring, central heating radiator and double glazed window.



**Bedroom Three** 10' 4" x 9' 8" (3.15m x 2.94m) Having laminate flooring, central heating radiator and double glazed window.

**Bedroom Four** 8' 1" x 8' 1" (2.46m x 2.46m) Having laminate flooring, central heating radiator and double glazed window.

**Bathroom** 9' 3" x 5' 11" (2.82m x 1.80m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

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

**Garage** 21' 5" x 8' 2" (6.52m x 2.49m) Having 'Up & Over' door, light and power points. Wall mounted combination boiler, double glazed window and door.

**Carport** 17' 2" x 7' 8" (5.23m x 2.34m) Having 'Up & Over' door.

**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.

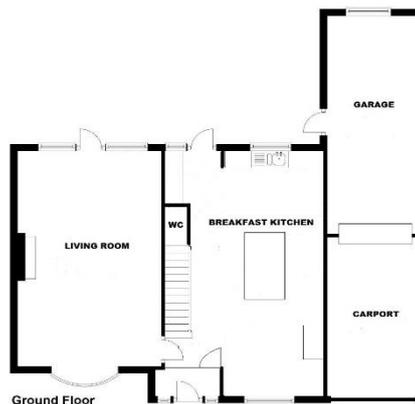
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	92
		EU Directive 2002/91/EC	



Ground Floor

First Floor

'215 NORTHWAY'

FOR IDENTIFICATION ONLY  
NOT TO SCALE

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