

# SKITTS

ESTATE AGENTS



**Garrick Close, Earls Keep**  
Dudley, DY1 3DF

**£205,000**

01902 686868

**We Value Your Home**



Situated in a particularly delightful and extremely popular residential area, this well maintained end terraced property represents an ideal opportunity for first time buyers or those looking to downsize, while being conveniently located close to a range of local amenities. The property benefits from gas central heating, double glazing, ample off road parking and a generous rear garden. Offered for sale with the added advantage of no upward chain.

The accommodation begins with a welcoming reception hall leading through to a generous sized living room, featuring a coal effect electric fire with attractive marble style surround, hearth and fireplace, creating a comfortable and inviting space. To the rear of the property is a dining kitchen fitted with an inset stainless steel sink, a range of base units with decorative work surfaces, wall cupboards and a built in oven with four ring gas hob and cooker hood. A door from the kitchen provides direct access to the rear garden, making it ideal for everyday living and entertaining.

To the first floor, the landing gives access to two well proportioned double bedrooms, with the principal bedroom enjoying the benefit of a built in double wardrobe. Completing the accommodation is a stylish shower room, fitted with a good size shower cubicle with shower fitting, a low flush WC and a wash hand basin set within a modern vanity unit.

Externally, the property is set back from the road with a block paved driveway to the side, providing off road parking for numerous vehicles. To the rear is a good size, low maintenance garden offering a paved patio area, gravel section and lawn, along with a cold water tap, garden shed and gated side access, making this an excellent outdoor space to enjoy throughout the year.

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

**Approach** By way of block paved driveway providing off road parking to the side.

#### **Reception Hall**

**Living Room** 15' 3" x 9' 11" (4.64m x 3.02m)

**Dining Kitchen** 13' 0" x 8' 8" (3.96m x 2.64m)

#### **First Floor Landing**

**Bedroom One** 12' 11" x 9' 5" (3.93m x 2.87m)

**Bedroom Two** 11' 7" x 7' 9" (3.53m x 2.36m)

**Shower Room** 7' 11" x 5' 10" (2.41m x 1.78m)

**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.

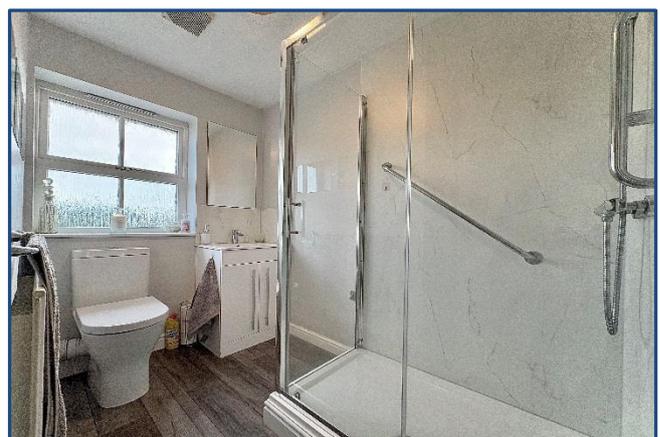
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.**

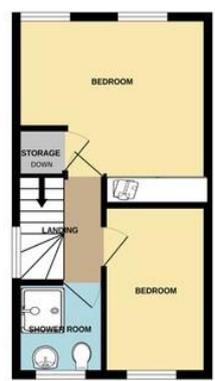
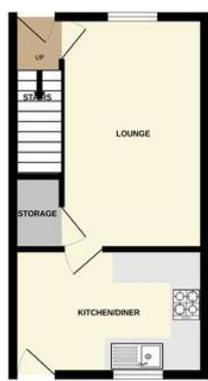
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR  
293 sq ft (27.2 sq m) approx.

1ST FLOOR  
293 sq ft (27.2 sq m) approx.



TOTAL FLOOR AREA: 586 sq ft (54.3 sq m) approx.  
While every attempt has been made to present the features of all fixtures contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or other omissions. The use of the term 'approximate' does not imply that the measurements are intended to be taken, specifically or otherwise, as a guide.

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