



**Eastleigh, Sedgley
Dudley, DY3 3PE**

£275,000



Situated in an extremely popular residential area just off the ever desirable Northway in Sedgley, this superb three bedroom semi-detached home is a fantastic opportunity for buyers seeking a well maintained and extended family property in a convenient location. Within easy reach of local amenities including shops, well regarded schools and public transport links, this property is ideally placed for modern family life. The home has been extended to the side and is presented throughout to a high standard, benefiting from uPVC double glazing and central heating via a combination boiler.

To the front, a block-paved driveway provides ample off road parking and leads to a well presented garage, while a small and neat slate area adds to the property's kerb appeal. Inside, the ground floor comprises a welcoming reception hall leading to a spacious 25ft lounge diner, featuring a large bay window, a coal effect gas fire set within a beautiful marble style fire-place and hearth, and double glazed sliding door opening out to the rear garden. The room offers plenty of space to relax as well as dine.

The extended dining kitchen is fitted with a range of base units, worktops, a sink, wall cupboards, built-in oven, grill and electric hob. A door from the kitchen gives access to the garage, which is a practical and versatile space with power, lighting, a double glazed window and a rear lobby area with access to the garden.

Upstairs, the first floor hosts two generous double bedrooms both featuring fitted wardrobes, along with a well proportioned single bedroom and a bathroom complete with panelled bath, pedestal wash hand basin, low flush WC and an airing cupboard housing the combination boiler.

To the rear, the delightful garden offers a peaceful retreat with a paved patio area, neat lawn area, cold water tap, numerous flowers, flowering shrubs and gated side access.

Offered for sale with no upward chain, this property represents a rare opportunity to acquire a home in a highly regarded and sought-after area. Interior viewing is highly recommended to fully appreciate the space, condition and potential on offer.

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

Approach By way of block paved driveway providing off road parking.

Entrance Porch

Reception Hall

Living Room 25' 3" x 10' 11" (7.69m x 3.32m)

Dining Kitchen 14' 6" x 10' 8" (4.42m x 3.25m)

First Floor Landing

Bedroom One 14' 3" x 10' 11" (4.34m x 3.32m) (into wardrobes)

Bedroom Two 11' 1" x 10' 4" (3.38m x 3.15m)



Bedroom Three 7' 2" x 6' 2" (2.18m x 1.88m)

Bathroom 7' 9" x 6' 2" (2.36m x 1.88m)

Garage 14' 9" x 11' 5" (4.49m x 3.48m)

Rear Garden

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: 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.

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 as your mortgage broker. 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.





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TOTAL FLOOR AREA: 540 sq ft. (50.3 sq.m.) Approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not drawn to any specific scale. It is the responsibility of the purchaser to have an accurate survey carried out by a qualified surveyor and no guarantee is given as to their readability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: