

# SKITTS

ESTATE AGENTS



**Churchill Gardens, Sedgley**  
Dudley, DY3 3GG

**£450,000**

01902 686868

**We Value Your Home**



Occupying a delightful and quiet position at the head of a pleasant cul-de-sac in this highly regarded and popular location, this substantial and extremely well maintained detached family residence is offered for sale with no upward chain and simply must be seen to be fully appreciated. Ideally placed for a range of local amenities including shops, reputable schools and public transport services, with the centre of Sedgley just a short distance away, the property provides generous and versatile accommodation perfectly suited to modern family life. Set back behind a tarmac driveway providing off road parking for numerous vehicles and access to a sizeable 32ft garage, the home immediately impresses with its attractive frontage and welcoming approach.

Internally, a reception hall gives access to a modern and well appointed downstairs WC. The delightful and homely living room offers a relaxing ambience, featuring a coal effect gas fire with marble style surround, hearth and fireplace, two wall light points and a charming bay window to the front. Double doors open seamlessly into the dining area, creating an ideal space for family mealtimes and entertaining, with double glazed sliding doors leading out to the rear garden.



The modern fitted breakfast kitchen is both stylish and practical, comprising an inset ceramic sink with decorative laminate worktops, a fitted breakfast bar, base units and wall cupboards, together with a built-in oven, induction hob and cooker hood. A door leads into the impressive garage, which benefits from an electric roller shutter door, fitted worktop, light and power points, and in turn provides access to a useful utility room. The utility room is fitted with a stainless steel sink, additional worktops, base and wall units, plumbing for a washing machine, a wall mounted combination boiler and a door giving direct access to the garden.

To the first floor, a delightful and spacious landing leads to four well proportioned bedrooms. Bedrooms one and two both enjoy built-in wardrobes, while bedroom four benefits from a useful storage cupboard. The principal bedroom is further enhanced by a stylish ensuite shower room. The family bathroom is well appointed with a panelled bath and shower fitting, wash hand basin and low level WC built into a vanity unit, complemented by ceramic wall and floor tiling and a chrome heated towel rail.

Externally, the rear garden is private and enclosed, enjoying a paved patio area ideal for outdoor seating, a neat lawn, well stocked borders with a variety of flowers and flowering shrubs, a cold water tap and useful gated side access. Beautifully presented throughout and offering spacious, thoughtfully arranged accommodation, this impressive home represents an excellent opportunity for families seeking a property in a sought-after and convenient location.

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

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past fore garden.

**Reception Hall**

**Downstairs WC**





**Living Room** 20' 11" x 14' 5" (6.37m x 4.39m)

**Dining Room** 11' 5" x 9' 9" (3.48m x 2.97m)

**Kitchen** 13' 9" x 10' 1" (4.19m x 3.07m)

**First Floor Landing**

**Bedroom One** 11' 9" x 9' 8" (3.58m x 2.94m)

**En-suite** 8' 11" x 5' 0" (2.72m x 1.52m)

**Bedroom Two** 11' 2" x 10' 9" (3.40m x 3.27m)

**Bedroom Three** 10' 3" x 8' 10" (3.12m x 2.69m)

**Bedroom Four** 8' 1" x 7' 11" (2.46m x 2.41m)

**Bathroom** 7' 5" x 7' 0" (2.26m x 2.13m)

**Garage** 32' 1" x 8' 7" (9.77m x 2.61m)

**Utility off** 8' 7" x 7' 7" (2.61m x 2.31m)

**Rear Garden** Enclosed and private from neighbouring properties.

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**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: F**  
**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.

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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.



