

SKITTS

ESTATE AGENTS



Claycroft Terrace, Woodsetton
Dudley, DY1 4LA

£225,000

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We Value Your Home



This extended semi-detached property offers spacious and versatile accommodation, presenting enormous potential for further extension subject to the necessary planning permissions. Well maintained throughout, this delightful three bedroom home occupies an enviable corner position within a popular residential area, conveniently located close to a wide range of local amenities.

The property is approached via a tarmac driveway providing ample off road parking, complemented by a neat lawn fore-garden and additional side garden space. Entry is gained through a double glazed entrance porch leading into a welcoming reception hall, which benefits from a useful under stairs storage cupboard.

Positioned at the front of the property, the sitting room provides a warm and homely atmosphere, featuring a coal effect gas fire with a marble style surround, hearth and fireplace, along with a double glazed bay window allowing plenty of natural light. To the rear, the impressive 17ft extended living room offers generous space for both relaxation and family dining, again featuring a coal effect gas fire with marble style surround and a pleasant outlook over the rear garden.

The kitchen is fitted with an inset stainless steel sink, decorative laminate worktops, a range of base units and wall mounted cupboards, complemented by ceramic wall and floor tiling. A door leads through to a good size utility area, which offers excellent further potential and includes a useful WC and additional storage space. The property also benefits from a 19ft garage, complete with an up-and-over door, light point and two double glazed windows, providing practical storage or workshop space.

To the first floor, there are two well proportioned double bedrooms and a single bedroom, with fitted wardrobes to bedrooms two and three. The modern shower room is generously sized and fitted with a contemporary white suite comprising a shower cubicle with fitted shower, wash hand basin set within a vanity unit, and a low flush WC. Additional features include ceramic wall tiling, flush ceiling spotlights, a chrome heated towel rail, airing cupboard and stylish Karndean flooring.

Externally, the private and enclosed rear garden offers a peaceful and secluded setting, with a paved patio area ideal for outdoor entertaining, a cold water tap, a neatly maintained lawn and a variety of mature flowers and flowering shrubs.

Offered for sale with no upward chain, this charming home represents an excellent opportunity for buyers seeking a property with both immediate comfort and exciting future potential. Early internal viewing is highly recommended.

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

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

Entrance Porch

Reception Hall



Sitting Room 13' 10" x 13' 9" (4.21m x 4.19m)

Extended Living Room 17' 4" x 12' 10" (5.28m x 3.91m)

Kitchen 13' 6" x 8' 1" (4.11m x 2.46m)

Utility 14' 2" x 11' 5" (4.31m x 3.48m)

Downstairs WC

First Floor Landing

Bedroom One 14' 7" x 13' 0" (4.44m x 3.96m)

Bedroom Two 12' 10" x 12' 1" (3.91m x 3.68m)

Bedroom Three 9' 2" x 8' 0" (2.79m x 2.44m)

Shower Room 8' 0" x 7' 10" (2.44m x 2.39m)

Garage 19' 4" x 10' 5" (5.89m x 3.17m)

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: 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 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.

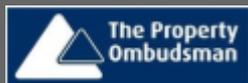




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SIGNED :

DATE: