

# SKITTS

ESTATE AGENTS



**Whitehall Drive,  
Dudley, DY1 2RB**

**£225,000**

01902 686868

**We Value Your Home**



This spacious three bedroom semi-detached home has been extremely well maintained and offers a wonderful opportunity for buyers looking to put their own stamp on a property. While some updating may be required, it is clear the home has been cared for over the years, making it an ideal choice for a wide range of buyers. A particular highlight is the enviable position of the property, with stunning panoramic views to the rear that truly must be seen to be appreciated.

The accommodation includes a welcoming layout with entrance porch, two reception rooms, a bright conservatory, a fitted dining kitchen and a first floor bathroom. All three bedrooms are of a good size, providing plenty of space for family living. Further benefits include central heating and double glazing, ensuring comfort and efficiency throughout.

Externally, the home enjoys ample off road parking along with a useful garage, while the rear garden is designed with low maintenance in mind, featuring a neat patio area and an artificial lawn where the views can be enjoyed in peace.

The property is offered for sale with no upward chain and is situated in a popular and convenient location close to local amenities, schools and transport links, with Dudley Town Centre just a short distance away. This is a rare opportunity to acquire an extremely well kept home in a sought after position with breathtaking views and early viewing is strongly recommended.

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

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

#### **Entrance Porch**

**Dining Room** 14' 3" x 10' 5" (4.34m x 3.17m)

**Living Room** 13' 7" x 10' 6" (4.14m x 3.20m)

**Dining Kitchen** 16' 11" x 7' 11" (5.15m x 2.41m)

**Conservatory** 10' 2" x 7' 0" (3.10m x 2.13m)

#### **First Floor Landing**

**Bedroom One** 14' 7" x 10' 7" (4.44m x 3.22m)

**Bedroom Two** 10' 10" x 10' 4" (3.30m x 3.15m)

**Bedroom Three** 11' 5" x 7' 5" (3.48m x 2.26m)

**Bathroom** 7' 4" x 7' 2" (2.23m x 2.18m)

**Garage** 15' 11" x 7' 5" (4.85m x 2.26m)

**Rear Garden** Enclosed and private from neighbouring properties with far reaching views.





**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: 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.**

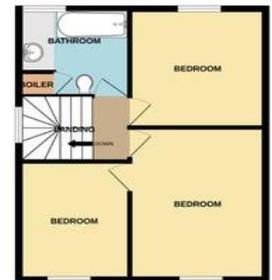
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



These plans are intended to provide a general impression of the property and are not to be relied upon for accuracy. The vendor makes no representation or warranty as to the accuracy of the information provided in these plans. The plans are provided for information only and are not to be used for any other purpose. The vendor is not responsible for any errors or omissions in these plans. The plans are provided on the basis of the information provided to the vendor at the time of preparation. The vendor is not responsible for any changes to the plans or the property after the date of preparation. The plans are provided on the basis of the information provided to the vendor at the time of preparation. The vendor is not responsible for any changes to the plans or the property after the date of preparation.

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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....