

# SKITTS

ESTATE AGENTS



**Gorge Road, Sedgley**  
Dudley, DY3 1LF

**£190,000**

01902 686868

**We Value Your Home**



A delightful semi-detached property thought to be an ideal first home situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre. This extremely well maintained residence with two bedrooms is well maintained and offered for sale with no upward chain.

The property benefits from central heating, double glazing, off road parking for two vehicles, a spacious living room, dining kitchen, a modern bathroom on the first floor and two good size bedrooms. There is a private garden to the rear with patio area, lawn area and gated side access.

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

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

**Living Room** 16' 4" x 12' 2" (4.97m x 3.71m) Having coal effect gas fire with marble type surround, hearth and fireplace, under stairs cupboard, laminate flooring, central heating radiator, double glazed window and uPVC front door.

**Dining Kitchen** 12' 4" x 10' 10" (3.76m x 3.30m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Fitted wall cupboards, plumbing for washing machine, ceramic wall tiling, central heating radiator, double glazed window and doors leading out.

**Landing** Having storage cupboard housing combination boiler and loft hatch for access.

**Bedroom One** 12' 9" x 12' 4" (3.88m x 3.76m) Having central heating radiator and double glazed window.

**Bedroom Two** 10' 2" x 7' 2" (3.10m x 2.18m) Having central heating radiator and double glazed window.

**Bathroom** 9' 11" x 4' 9" (3.02m x 1.45m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

**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.





15 Dudley Street  
Sedgley  
DY3 1SA

01902 686868

sedgley@skitts.net



438 GORGE RD, DY3 1LF  
TOTAL FLOOR AREA: 58.8 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other areas are approximate and the responsibility is taken for any errors, omissions or inaccuracies in the particulars and the purchaser is advised to verify any information by independent professional surveyors. The purchaser should not rely on these figures and no guarantee as to their accuracy or efficiency can be given.  
Miles and Maples (2005)

**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: .....