



Carlton Close, Woodsetton
Dudley, DY1 4PF

£300,000



Situated within a pleasant and quiet cul-de-sac in a popular residential area, this substantial detached property with three double bedrooms offers an exceptional opportunity to acquire an extremely well maintained family home. The property occupies an enviable position close to a range of local amenities including shops, schools and public transport services, with the Birmingham New Road/A4123 also nearby, making it ideal for commuters.

The accommodation is spacious and thoughtfully arranged, beginning with a good sized double glazed porch which leads into a welcoming reception hall featuring solid oak flooring and a useful ground floor WC. From here, there is access to an impressive 23ft lounge diner, again finished with solid oak flooring and benefiting from a coal effect gas fire, along with windows to both the front and rear elevations providing excellent natural light. There is also a versatile dining room or side area with doors opening out to the rear garden, offering flexibility to suit a variety of lifestyle needs. The modern kitchen is well appointed and fitted with work tops, a stainless steel sink, a range of base units and wall cupboards, a built-in oven with four ring gas hob and cooker hood, as well as integrated refrigerator and freezer.

To the first floor, a delightful landing gives access to three generous double bedrooms, two of which feature fitted wardrobes. Completing the accommodation is a well presented family bathroom comprising a separate bath and shower cubicle, low flush WC, wash hand basin set within a vanity unit, ceramic wall tiling and a chrome heated towel rail.

Externally, the property continues to impress. The garage is equipped with an Up and Over door to the front, light, power points, a double glazed window and a door providing access to the rear. To the front, a block paved driveway provides off road parking for numerous vehicles alongside a fore garden. The rear garden is designed for low maintenance and includes paved patio areas, flowering shrubs and gated side access, making it ideal for relaxing or entertaining.

The property benefits from central heating, double glazing and is protected by a burglar alarm system. This superb home offers generous accommodation in a sought after location and must be seen to be fully appreciated.

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



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

Entrance Porch

Reception Hall

Downstairs WC

'L' Shaped Lounge/Diner 23' 3" x 15' 8" (7.08m x 4.77m)

Dining Room 13' 6" x 8' 2" (4.11m x 2.49m)





Kitchen 10' 11" x 9' 1" (3.32m x 2.77m)

First Floor Landing

Bedroom One 15' 2" x 11' 7" (4.62m x 3.53m)

Bedroom Two 13' 5" x 11' 9" (4.09m x 3.58m)

Bedroom Three 12' 1" x 8' 6" (3.68m x 2.59m)

Bathroom 8' 1" x 7' 6" (2.46m x 2.28m)

Garage 16' 7" x 9' 6" (5.05m x 2.89m)

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: D
EPC RATING: TBC

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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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.

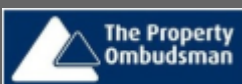




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SIGNED :

DATE: