



**Richborough Drive,
Dudley, DY1 3PZ**

£360,000



This delightful and extremely well presented detached family home offers a wonderful opportunity to acquire a property that has been tastefully decorated and maintained to a particularly high standard. Situated in a popular residential area, the home provides spacious and homely accommodation, ideal for comfortable family living and simply must be seen to be appreciated.

Upon entering the property, you are welcomed by a bright and inviting reception hall, complete with useful under stairs storage and a convenient ground floor WC. The kitchen is fitted with modern units, quality worktops, wall cupboards, a built-in oven with four ring gas hob and an integrated dishwasher. Flowing seamlessly from the kitchen is a stunning double glazed conservatory, offering additional living space and access to both the rear garden and garage. The living room, positioned just off the kitchen, is full of charm and features a pebble effect electric fire with a marble style surround, hearth and feature fireplace. French doors open out onto the rear garden, further enhancing the connection between indoor and outdoor spaces.

Upstairs, the landing is light and airy thanks to a generously sized feature window and leads to three good size bedrooms. The main bedroom benefits from its own modern ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom complete with a contemporary white suite. Externally, the property continues to impress. The attached garage provides excellent storage, lighting, power points and space for a utility area with plumbing for a washing machine.

Off road parking is available by way of a tarmac driveway to the front of the property past a neat lawn fore-garden. The beautifully maintained and enclosed rear garden is a real highlight, featuring a spacious patio area ideal for outdoor entertaining, a lovely lawn, an impressive fish pond, garden shed, cold water tap, power points and a selection of colourful flowers and flowering shrubs. Gated side access completes the outside space.

This is a home that truly must be viewed to be fully appreciated – a superb example of a high-quality family home in a sought-after location local to a range of amenities.

Council Tax Band D. Energy Rating D. Tenure FREEHOLD

Approach By way of tarmac driveway past neat lawn fore-garden.

Reception Hall

Downstairs WC

Living Room 17' 11" x 10' 4" (5.46m x 3.15m)

Conservatory 16' 8" x 9' 1" (5.08m x 2.77m)

Kitchen Area 14' 0" x 10' 8" (4.26m x 3.25m)

First Floor Landing

Bedroom One 11' 11" x 10' 10" (3.63m x 3.30m)





Ensuite Shower Room 6' 4" x 3' 0" (1.93m x 0.91m)

Bedroom Two 10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom Three 10' 4" x 7' 5" (3.15m x 2.26m)

Bathroom 7' 0" x 6' 10" (2.13m x 2.08m)

Garage 17' 9" x 8' 4" (5.41m x 2.54m)

Delightful Rear Garden Private and enclosed 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: D
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.

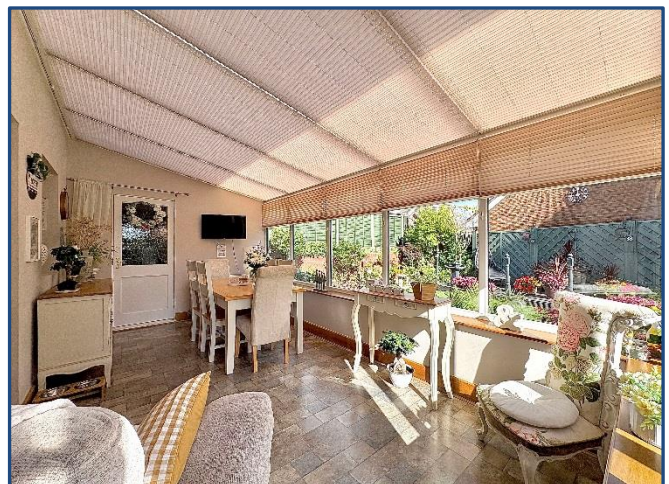
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

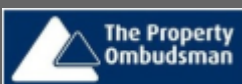




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GROUND FLOOR
711 sq ft. (66.1 sq.m.) approx.

1ST FLOOR
417 sq ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq ft. (104.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and agent's office do not have tested and no guarantee as to their accuracy or otherwise can be given.
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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: