

# SKITTS

ESTATE AGENTS



**Northway, Sedgley**  
Dudley, DY3 3PU

**£225,000**

01902 686868

**We Value Your Home**



A pleasant semi-detached dormer bungalow with two/three bedrooms offering spacious and versatile accommodation over two floors. The property occupies a delightful position in an extremely popular residential area and is for sale with no upward chain. The property requires some updating works but offers great potential and interior viewing is highly recommended.

The bungalow benefits from central heating, double glazing, off road parking plus a garage, gardens to the front and rear, living room, fitted kitchen, downstairs bathroom, two downstairs bedrooms and a first floor bedroom.

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

**Approach** By way of block paved driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed door.

**Reception Hall** Having double glazed door, ceramic floor tiling and central heating radiator.

**Living Room** 15' 9" x 12' 8" (4.80m x 3.86m) Having gas fire with surround, central heating radiator and double glazed bow window.

**Bedroom/Dining Room** 12' 9" x 11' 5" (3.88m x 3.48m) Having storage cupboard, central heating radiator, double glazed window and double glazed door to the rear garden.

**Bedroom** 10' 5" x 8' 9" (3.17m x 2.66m) Having central heating and double glazed window.

**Kitchen** 10' 1" x 9' 11" (3.07m x 3.02m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall and floor tiles, wall mounted combination boiler and double glazed window.

**Bathroom** 6' 6" x 6' 5" (1.98m x 1.95m) Having shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

**Landing** Having airing cupboard and loft hatch for access and storage area.

**'L' Shaped Bedroom (First Floor)** 15' 5" x 12' 5" (4.70m x 3.78m) Having central heating radiator and two double glazed windows.

**Garage** Having 'Up & Over door and double glazed window.

**Rear Garden** Having paved patio area, lawn area and gated side access.





**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.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Mark will Morgan 12/2014

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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: .....