

SKITTS

ESTATE AGENTS



Longfellow Road, The Straits
Dudley, DY3 3ED

£285,000

01902 686868

We Value Your Home



A particularly impressive semi-detached property presented and improved throughout to a high standard, situated in an extremely popular residential area. This stunning three bedroom family home offers excellent family accommodation and benefits from central heating, double glazing, off road parking plus garage and an enclosed rear garden with decking area and feature lighting.

Further noteworthy features to this stylish home include: a fully fitted dining kitchen with numerous integrated appliances, homely living room plus conservatory, a contemporary bathroom, partially boarded loft area, built-in wardrobes in two of the three bedrooms and a burglar alarm system.

The property is tastefully decorated. The private rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, timber decking area, lawn area and a range of flowers and flowering shrubs and gated side access. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having double glazed front door and double glazed window, under stairs cupboard, laminate flooring, flush ceiling spot lights and central heating radiator.

Living Room 13' 2" x 11' 9" (4.01m x 3.58m) Having wall mounted gas fire, laminate flooring, central heating radiator and double glazed bow window.

Dining Kitchen 18' 3" x 9' 0" (5.56m x 2.74m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Integrated refrigerator, freezer, dishwasher and washing machine, range of fitted wall cupboards and glass splash backs. Ceramic high gloss floor tiles, flush ceiling spot lights, central heating radiator and double glazed window.

Conservatory 10' 9" x 9' 11" (3.27m x 3.02m) Having double glazed windows and door leading out to the rear garden, electric radiator and ceramic high gloss floor tiles.

First Floor Landing Having airing cupboard housing combination boiler, double glazed window and loft hatch for access to part boarded loft area with lighting.

Bedroom One 12' 6" x 11' 4" (3.81m x 3.45m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 11' 10" x 10' 2" (3.60m x 3.10m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 8' 2" x 7' 0" (2.49m x 2.13m) Having central heating radiator and double glazed window.



Bathroom 7' 6" x 5' 5" (2.28m x 1.65m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, shaver point, flush ceiling spot lights, central heating radiator 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. Timber decking area with feature lighting, two garden sheds and gated side access.

Garage 16' 9" x 8' 6" (5.10m x 2.59m) Having 'Up & Over' door, light, power points and double glazed window.

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.

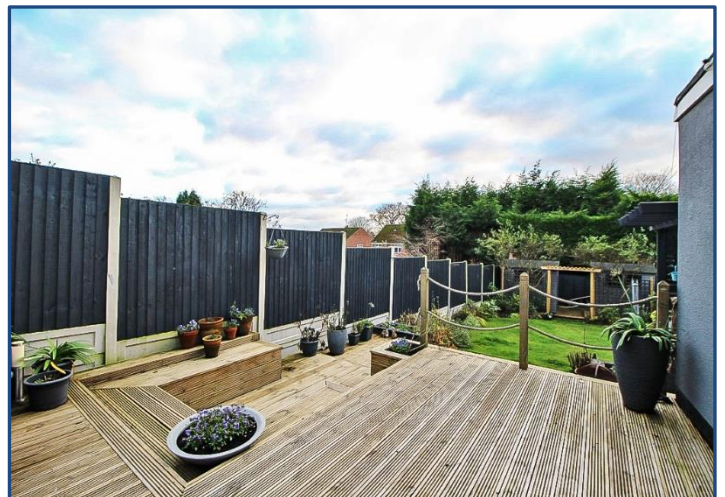
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

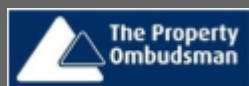




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GROUND FLOOR

1ST FLOOR



We/it/they/their has been used in order to indicate the location of the fixtures contained here. Measurements are given in meters. The plan is for information purposes only. It should not be used as a guide for any prospective purchaser. The accuracy of the information is not guaranteed. We/it/they/their is not to be used as a guide for any other purpose. We/it/they/their is not to be used as a guide for any other purpose.

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: