

SKITTS

ESTATE AGENTS



**The Broadway,
Dudley, DY1 3EJ**

£250,000

01902 686868

We Value Your Home



A well maintained traditional style semi-detached property situated in a popular residential area local to amenities including shops, schools and public transport services.

This delightful three bedroom home has been extended to provide good family accommodation and benefits from central heating, double glazing, off road parking plus garage and an enclosed garden to the rear.

The accommodation briefly comprises: entrance porch, reception hall, living area and dining area, dining kitchen plus utility, three bedrooms and bathroom.

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

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

Entrance Porch Having double glazed door.

Reception Hall Having under stairs cupboard, laminate flooring and central heating radiator.

Living Area 13' 6" x 10' 0" (4.11m x 3.05m) Having coal effect gas fire with fireplace, laminate flooring, central heating radiator and double glazed bay window.

Dining Area 13' 1" x 10' 1" (3.98m x 3.07m) Having laminate flooring, central heating radiator and double glazed sliding door to the rear garden.

Dining Kitchen 12' 7" x 8' 2" (3.83m x 2.49m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall tiles, laminate flooring, central heating radiator, double glazed window and door leading out.

Utility 8' 1" x 6' 1" (2.46m x 1.85m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, wall cupboards, plumbing for washing machine, laminate flooring, double glazed window and double glazed door to the rear garden.

Landing Having double glazed window.

Bedroom One 13' 8" x 10' 0" (4.16m x 3.05m) Having laminate flooring, central heating radiator and double glazed bay window.

Bedroom Two 11' 2" x 10' 0" (3.40m x 3.05m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 6' 8" x 5' 6" (2.03m x 1.68m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 8' 1" x 5' 7" (2.46m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard housing combination boiler, 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.

Garage 17' 2" x 12' 7" (5.23m x 3.83m) Having 'Up & Over' door, light, power points and double glazed door.

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.

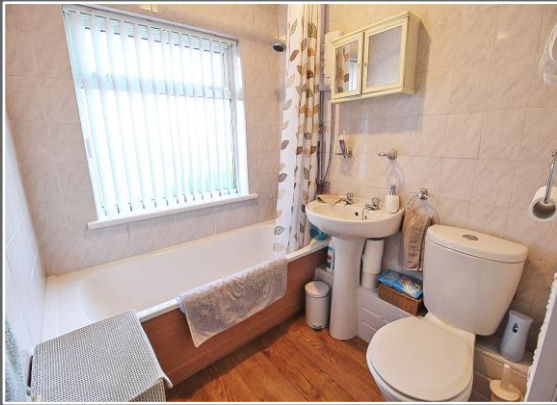
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

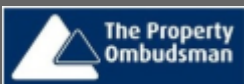




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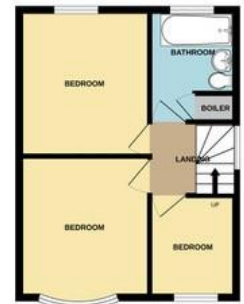
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sedgley@skitts.net



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Register contained herein, measurements of floors, windows, doors etc. may differ from the description and we do not accept any liability for any discrepancy or misstatement. The layout, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.
Made with AutoCAD 2003

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: