

# SKITTS

ESTATE AGENTS



**Flavell Street, Woodsetton**  
Dudley, DY1 4NT

**Offers in Excess of £180,000**

01902 686868

**We Value Your Home**

A well presented, surprisingly spacious and particularly delightful terraced property offered for sale with no upward chain and situated in a popular residential area.



This well maintained family home with three bedrooms has been improved in recent years and benefits from central heating and double glazing. The property offers two reception rooms, a useful cellar, a good size fitted dining kitchen with bathroom off, three first floor bedrooms and a WC off the landing.

To the rear is a patio area with storage area, brick built work shed and further garden at the rear. A range of amenities are close to hand including shops, schools and public transport services.

Birmingham New Road is also a short distance away providing good access into Dudley, Wolverhampton and Birmingham City centres.

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

**Sitting Room** 12' 2" x 10' 9" (3.71m x 3.27m) Having uPVC front door, feature timber fire-place with tiled surround and hearth, central heating radiator and double glazed window.

**Inner Hall** Door to cellar.

**Cellar** Storage space and light point.

**Living Room** 13' 2" x 11' 11" (4.01m x 3.63m) Wall mounted gas fire, central heating radiator and double glazed window.

**Dining Kitchen** 25' 3" x 7' 6" (7.69m x 2.28m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for a washing machine and range of fitted wall cupboards. Wall mounted combination boiler, ceramic wall tiling, 2 central heating radiators, 2 double glazed windows, door to side access area and double glazed door leading out to the rear garden.

**Downstairs Bathroom** 8' 1" x 7' 6" (2.46m x 2.28m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

**Landing** Loft hatch for access and WC off: having low flush WC and wall mounted wash hand basin.

**Bedroom One** 14' 3" x 12' 3" (4.34m x 3.73m) Central heating radiator and double glazed window.

**Bedroom Two** 13' 4" x 7' 9" (4.06m x 2.36m) Central heating radiator and double glazed window.

**Bedroom Three** 9' 8" x 6' 2" (2.94m x 1.88m) Central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, outside power points, storage area and brick built work shed.



**Note** We have been notified by the current vendor that the property was re-wired in 2009 approximately.

**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: A**  
**EPC: 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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.**

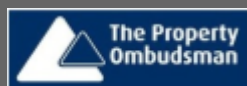
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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: .....