

SKITTS

ESTATE AGENTS



**Mallows Grove,
Dudley, DY1 4SU**

£325,000

01902 686868

We Value Your Home



An immaculately presented detached property situated on a modern development in an extremely popular residential area local to a range of amenities. This stunning four bedroom residence offers stylish and spacious family accommodation that must be seen to be appreciated.

The property is tastefully decorated throughout and benefits from numerous noteworthy features including: a good size living room with French doors leading out to the rear garden, an open plan style dining kitchen fitted with a range of integrated appliances plus dining area, a useful utility room, downstairs cloaks, stylish family bathroom and ensuite shower room.

All four bedrooms have built-in wardrobes, there is off road parking to the side for two vehicles and a delightful rear garden with paved patio area, timber decking area, lawn area and a useful garden store. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having composite front door, under stairs cupboard and central heating radiator.

Downstairs Cloaks Having low flush WC, wash hand basin, ceramic wall tiling, extractor fan and central heating radiator.

Living Room 21' 2" x 10' 5" (6.45m x 3.17m) Having two central heating radiators, double glazed bay window and double glazed french doors to the rear garden.

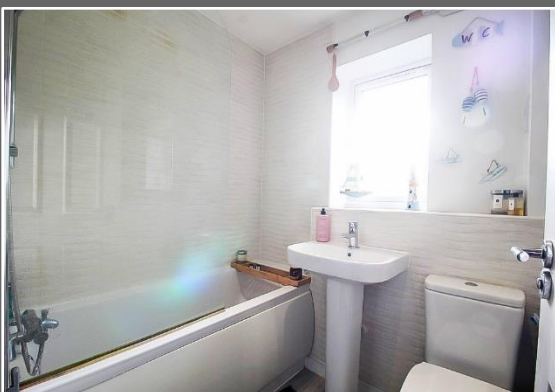
Dining Kitchen 19' 2" x 10' 7" (5.84m x 3.22m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, dishwasher, range of fitted wall cupboards, ceramic wall and floor tiles. Two central heating radiators, two double glazed windows and door leading out to utility.

Utility Room Having fitted base units and decorative laminate work top, fitted wall cupboard and plumbing for washing machine. Wall mounted combination boiler, ceramic floor tiling, central heating radiator and double glazed door to the rear garden.

First Floor Landing Having storage cupboard, loft hatch for access and central heating radiator.

Bedroom One 11' 4" x 10' 6" (3.45m x 3.20m) (excluding wardrobes) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

En-suite Shower Room 6' 6" x 4' 9" (1.98m x 1.45m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, extractor fan, chrome heated towel rail and double glazed window.



Bedroom Two 10' 4" x 9' 9" (3.15m x 2.97m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Three 10' 5" x 9' 3" (3.17m x 2.82m) (excluding wardrobes) Having built in wardrobe with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Four 10' 6" x 7' 3" (3.20m x 2.21m) (excluding wardrobes) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bathroom 6' 7" x 5' 7" (2.01m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Rear Garden Having paved patio area, cold water tap, neat lawn area, timber decking areas, timber store, garden shed 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: D
EPC RATING: B

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.

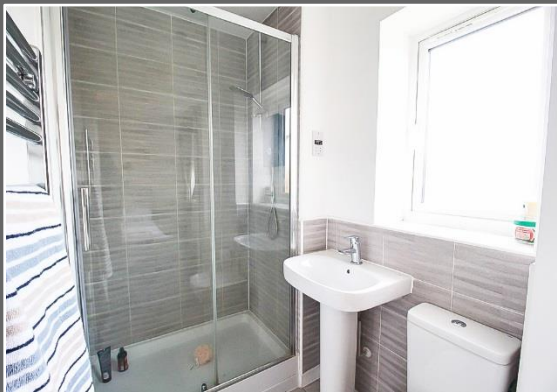
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.**

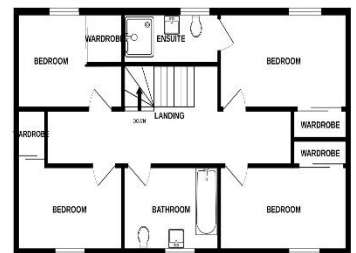
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR

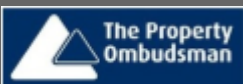


While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: