

SKITTS

ESTATE AGENTS



**Tiled House Lane,
Brierley Hill, DY5 4LQ**

£238,950

01902 686868

We Value Your Home



A stunning semi-detached family home known as Ravensdown situated in a popular residential area local to a range of amenities. This impressive three bedroom property is presented throughout to a particularly high standard and has been improved in recent years providing stylish accommodation that must be seen to be appreciated.

The property is tastefully decorated and benefits from numerous noteworthy features including: three reception rooms, a stylish fitted kitchen with integrated appliances plus useful utility, downstairs WC, delightful first floor bathroom, off road parking on a private rear garden with good size patio area ideal for entertaining and lawn area. The property is centrally heated and double glazed. Contact our SEDGLEY office to arrange your viewing.

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

Approach By way of tarmac driveway providing off road parking.

Entrance Porch Having double glazed door and windows.

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

Living Room 13' 7" x 11' 0" (4.14m x 3.35m) Having laminate flooring, central heating radiator and double glazed bay window.

Dining Room 12' 2" x 10' 4" (3.71m x 3.15m) Having pebble effect electric fire with marble surround and hearth and feature fireplace, central heating radiator and double glazed window.

Reception Room 11' 7" x 8' 9" (3.53m x 2.66m) Having laminate flooring, central heating radiator and double glazed door to the rear garden.

Kitchen 12' 3" x 7' 0" (3.73m x 2.13m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Dishwasher, range of fitted wall cupboards and cupboard housing combination boiler. Flush ceiling spot lights, laminate flooring, double glazed window and door leading out.

Utility 8' 8" x 8' 4" (2.64m x 2.54m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboards, plumbing for washing machine, ceramic wall and floor tiling, flush ceiling spot lights and storage area off. WC off: Having low flush WC, flush ceiling spot lights and ceramic floor tiling.

Landing Having loft hatch for access, flush ceiling spot lights and double glazed window.

Bedroom One 14' 1" x 10' 5" (4.29m x 3.17m) Having central heating radiator and double glazed window.

Bedroom Two 11' 9" x 10' 5" (3.58m x 3.17m) Having central heating radiator and double glazed window.



Bedroom Three 8' 4" x 6' 8" (2.54m x 2.03m) Having fitted wardrobe, central heating radiator and double glazed window.

Bathroom 7' 4" x 6' 8" (2.23m x 2.03m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, storage cupboard, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area and garden shed.

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: B

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.

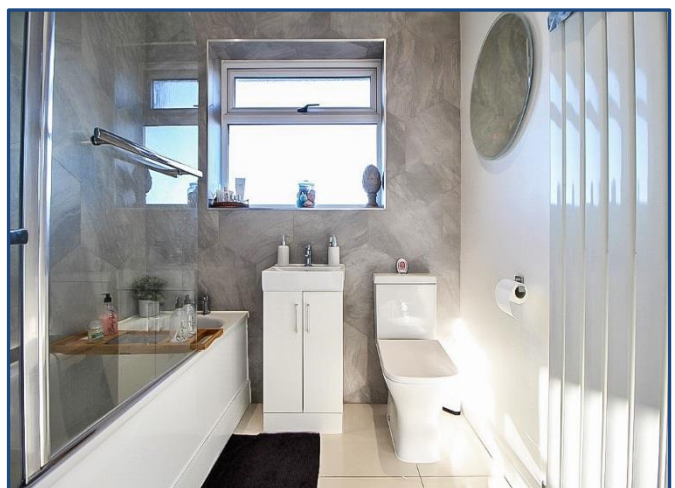
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

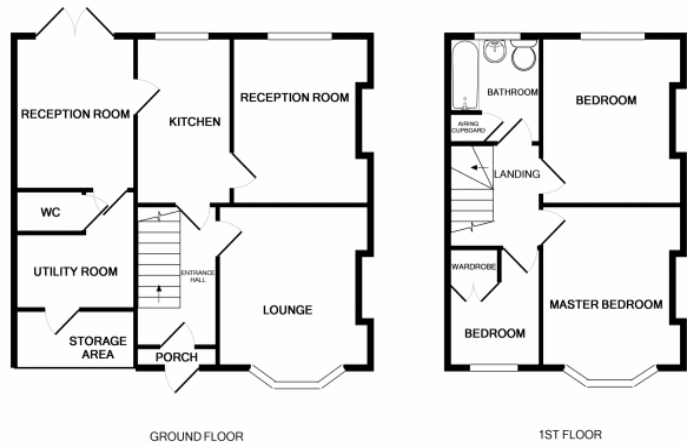
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



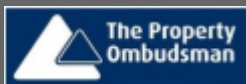


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: