

SKITTS

ESTATE AGENTS



Daffodil Close, Sedgley
Dudley, DY3 1DT

Shared Ownership £105,000

01902 686868

We Value Your Home



An ideal first time home offered for sale on a 50% shared ownership basis meeting the Black County Housing Association's criteria. This well maintained and recently improved semi-detached property with two double bedrooms occupying a delightful and quiet cul-de-sac position must be seen to be appreciated. A range of amenities including shops, schools and public transport services are close to hand.

The property is deceptively spacious and benefits from central heating, double glazing, off road parking, a private and enclosed rear garden, spacious living room, a modern dining kitchen and stylish first floor bathroom.

Council Tax Band B. Energy Rating C. Tenure LEASEHOLD approximately 69 years remaining. £232.47 rent per calendar month payable to Black Country Housing (all figures should be confirmed by your Legal Representative).

Approach By way of tarmac driveway providing off road parking past lawn fore-garden.

Living Room 16' 1" x 14' 2" (4.90m x 4.31m) Having storage cupboard, laminate flooring, central heating radiator and double glazed window.

Dining Kitchen 14' 2" x 10' 10" (4.31m x 3.30m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards, cupboard housing boiler, ceramic wall and floor tiles. Central heating radiator, double glazed window and french doors leading out.

Landing Having double glazed window and loft hatch for access.

Bedroom One 14' 2" x 13' 0" (4.31m x 3.96m) Having built in wardrobe, central heating radiator and two double glazed windows.

Bedroom Two 15' 5" x 8' 0" (4.70m x 2.44m) Having central heating radiator and double glazed window.

Bathroom 8' 4" x 6' 1" (2.54m x 1.85m) 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.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area and gated side access.



TENURE: Leasehold. 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: C

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.

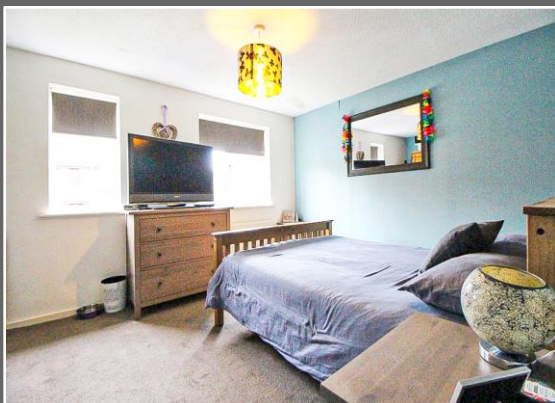
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

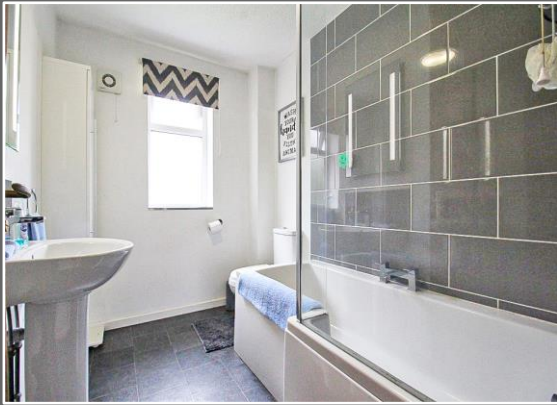
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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

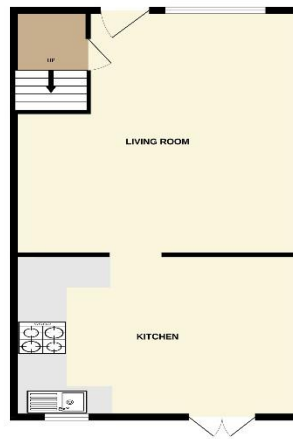
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR

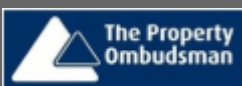


While every attempt has been made to ensure the accuracy of the floorplan, the Seller cannot be held responsible for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The actual layout and dimensions may vary from those shown on the floorplan. Please refer to the actual property for details.

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: