

SKITTS

ESTATE AGENTS



Wolverhampton Road, Sedgley
Dudley, DY3 1RD

£300,000

01902 686868

We Value Your Home



A delightful semi-detached property of traditional style, extremely well maintained and offering spacious family size accommodation. This impressive three bedroom home is presented throughout to a particularly high standard and is situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

The property benefits from numerous noteworthy features including: two reception rooms, conservatory, fitted kitchen with ceramic sink and breakfast area off, first floor bathroom with corner bath and separate WC, three bedrooms and a useful loft area that must be seen.

There is off road parking for vehicles, garage, a delightful rear garden enclosed and private, the property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having double glazed windows and door, under stairs cupboard, laminate flooring and central heating radiator.

Living Room 14' 8" x 10' 8" (4.47m x 3.25m) Having coal effect gas fire with feature tiled surround, hearth and fireplace, central heating radiator, double glazed bay window and double doors to the dining room.

Dining Room 14' 5" x 10' 0" (4.39m x 3.05m) Having laminate flooring, central heating radiator and double glazed door to the conservatory.

Kitchen 10' 7" x 7' 7" (3.22m x 2.31m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall and floor tiles, two double glazed windows and archway to breakfast area.

Breakfast Area 8' 9" x 5' 6" (2.66m x 1.68m) Having fitted work top, plumbing for washing machine, central heating radiator and cupboard housing combination boiler. Ceramic floor tiling, double glazed window and double glazed sliding door to the rear garden.

Conservatory 10' 0" x 8' 5" (3.05m x 2.56m) Having ceiling light/fan, two wall light points, laminate flooring, central heating radiator, double glazed windows and doors leading out to the rear garden.

Landing Having loft hatch for access by way of retractable ladder to loft area, double glazed window and WC off: Having low flush WC, double glazed window, ceramic wall and floor tiling.

Bedroom One 13' 9" x 8' 4" (4.19m x 2.54m) Having range of fitted wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 11' 6" x 10' 9" (3.50m x 3.27m) Having central heating radiator and double glazed bay window.

Bedroom Three 8' 3" x 6' 9" (2.51m x 2.06m) Having laminate flooring, central heating radiator and double glazed window.

Loft Area 19' 1" x 12' 8" (5.81m x 3.86m) Having storage areas, flush ceiling spot lights, laminate flooring, central heating radiator and two Velux windows.





Bathroom 7' 7" x 7' 3" (2.31m x 2.21m) Having 'White' suite comprising: panelled corner bath with shower fitting, pedestal wash hand basin, ceramic wall and floor tiling. Extractor fan, central heating radiator and double glazed window.

Garage 15' 3" x 8' 6" (4.64m x 2.59m) Having 'Up & Over' door, light and power points. Fitted work top, double glazed window and double glazed door to the rear garden.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Ornamental fish pond and outside power points.

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: E

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.

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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.

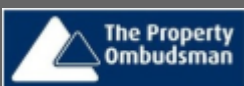
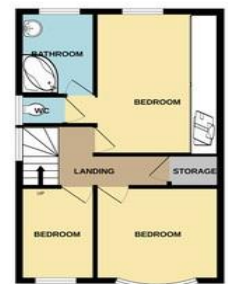




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