

# SKITTS

ESTATE AGENTS



**Kings Road, Sedgley**  
Dudley, DY3 1HP

**£180,000**

01902 686868

**We Value Your Home**



A charming end-terraced property situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley centre.

This spacious home with two double bedrooms has been well maintained and benefits from central heating, double glazing and a private rear garden.

Further noteworthy features include: sitting room with gas fire, living room with multi-fuel burner, a fitted kitchen with useful utility area off and a stylish first floor bathroom. The property is thought to be an ideal first time home and must be seen to be appreciated.

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

**Approach** By way of pathway past small fore garden.

**Living Room** 12' 1" x 12' 0" (3.68m x 3.65m) Having cast iron multi-fuel burner, central heating radiator and two double glazed windows.

**Inner Hall** Having storage cupboard.

**Dining Room** 12' 1" x 11' 3" (3.68m x 3.43m) Having coal effect gas fire with marble type surround and timber fireplace, central heating radiator, double glazed window and double glazed front door.

**Kitchen** 9' 6" x 7' 0" (2.89m x 2.13m) 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, range of fitted wall cupboards, ceramic wall and floor tiles, central heating radiator, double glazed window and door leading out.

**Utility** 7' 2" x 6' 5" (2.18m x 1.95m) Having plumbing for washing machine, wall mounted combination boiler, central heating radiator and double glazed window.

**Landing** Having central heating radiator.

**Bedroom One** 12' 1" x 11' 6" (3.68m x 3.50m) Having central heating radiator and double glazed window.

**Bedroom Two** 12' 5" x 9' 0" (3.78m x 2.74m) Having storage cupboard, central heating radiator and double glazed window.

**Bathroom** 8' 9" x 7' 0" (2.66m x 2.13m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, block paved patio area, cold water tap, neat lawn area and 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: 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.

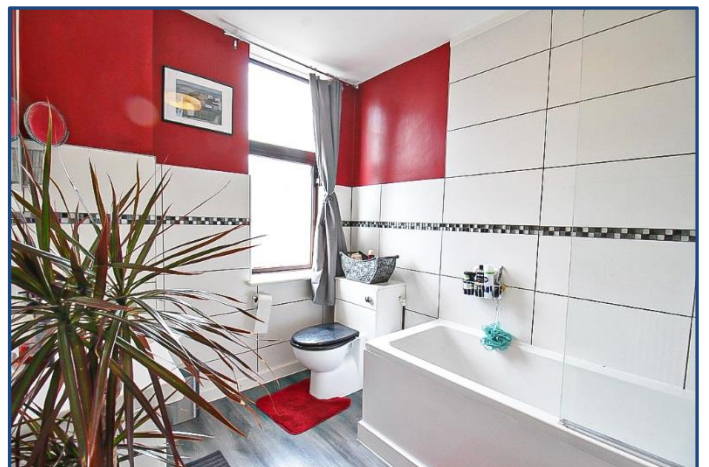
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.



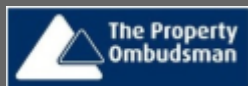


While every attempt has been made to ensure the accuracy of the transfer particulars, the measurements of floors, volumes, areas and any other such details are approximate and no responsibility is taken for any error or omission in this statement. They shall be for illustrative purposes only and should be used as a guide only. The actual measurements shall be those shown on the title plan. Made with MapInfo CS2002

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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: .....