

SKITTS

ESTATE AGENTS



Wrekin View Road, Sedgley
Dudley, DY3 3TD

£240,000

01902 686868

We Value Your Home



***** SEMI DETACHED FAMILY HOME *** EXTENDED *** NO UPWARD CHAIN *** STUNNING PRESENTATION THROUGHOUT *** ACCOMMODATION OVER THREE FLOORS *** MASTER BEDROOM WITH EN-SUITE *** IMPRESSIVE REAR GARDEN *** AMPLE DRIVEWAY *****

This stunning three bedroom semi detached family home is offered with no upward chain so must be viewed to be appreciated. Located in the highly demanded area of Sedgley with walking distance to excellent schools, shops, amenities, public transport links and easy access to motorway networks.

The extended property offers entrance porch, hallway, lounge, kitchen with dining area, garden room, utility room, downstairs cloakroom, master bedroom with en-suite, two further double bedrooms, office / nursery, family bathroom, impressive rear garden and an ample driveway to the front.

Call now to secure your early viewing!

Energy Rating C. Council Tax Band C. Tenure: FREEHOLD.



Entrance Porch 6' 1" x 3' 4" (1.85m x 1.02m)

Lounge 12' 11" x 13' 11" (3.93m x 4.24m)

Kitchen/Diner 19' 4" x 11' 5" (5.89m x 3.48m)

Orangery 10' 2" x 8' 5" (3.10m x 2.56m)

Utility room 5' 9" x 6' 9" (1.75m x 2.06m)

W.C 4' 1" x 2' 4" (1.24m x 0.71m)

First Floor Landing

Bedroom Two 11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom Three 11' 0" x 10' 6" (3.35m x 3.20m)

Office 7' 11" x 8' 4" (2.41m x 2.54m)

Family Bathroom 6' 3" x 7' 9" (1.90m x 2.36m)

Second Floor Landing

Bedroom One 19' 1" x 13' 10" (5.81m x 4.21m)

En-suite 6' 0" x 5' 4" (1.83m x 1.62m)



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: C
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.

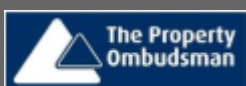




15 Dudley Street
Sedgley
DY3 1SA

01902 686868

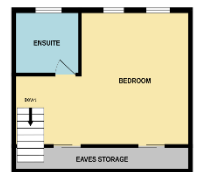
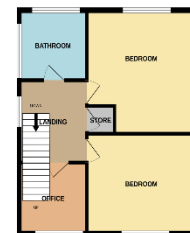
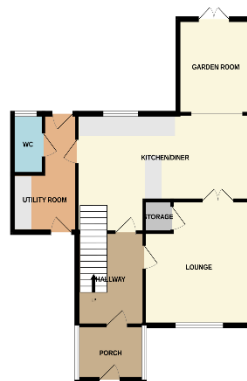
sedgley@skitts.net



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan 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 is given regarding their operation or efficiency can be given. Made with AutoCAD 2012

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: