

SKITTS

ESTATE AGENTS



Chichester Avenue, Netherton
Dudley, DY2 9JJ

£162,500

01902 686868

We Value Your Home



A well maintained mid-terraced property thought to be an ideal first home offering deceptively spacious accommodation. This delightful home is for sale with no upward chain and is situated in a popular residential area local to amenities including shops, schools and public transport services.

The property benefits from central heating, double glazing, a spacious living room, fitted breakfast kitchen, a modern first floor bathroom, low maintenance rear garden and garage in separate block.

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

Approach By way of block paved fore garden.

Entrance Porch Having double glazed front door and storage cupboard.

Living Room 16' 9" x 11' 6" (5.10m x 3.50m) Having marble type surround, hearth and fireplace, laminate flooring, central heating radiator and double glazed window.

Breakfast Kitchen 11' 6" x 11' 0" (3.50m x 3.35m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards and breakfast bar. Under stairs storage cupboard, ceramic wall and floor tiles, central heating radiator, double glazed window and door leading out.

Landing Having loft hatch for access.

Bedroom One 11' 6" x 11' 0" (3.50m x 3.35m) Having central heating radiator and two double glazed windows.

Bedroom Two 11' 6" x 8' 2" (3.50m x 2.49m) Having built in cupboard, laminate flooring, central heating radiator and double glazed window.

Bathroom 8' 5" x 5' 5" (2.56m x 1.65m) 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 cupboard housing combination boiler.

Rear Garden Enclosed and private from neighbouring properties, paved patio area and gated rear access.

Garage (Separate Block) Having 'Up & Over' door.





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: 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.

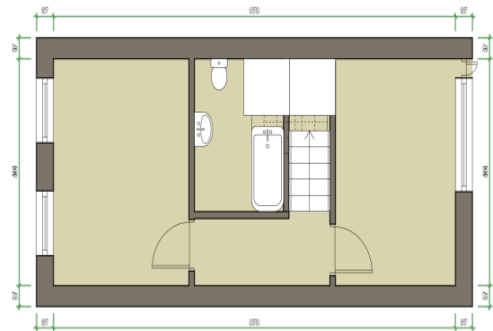
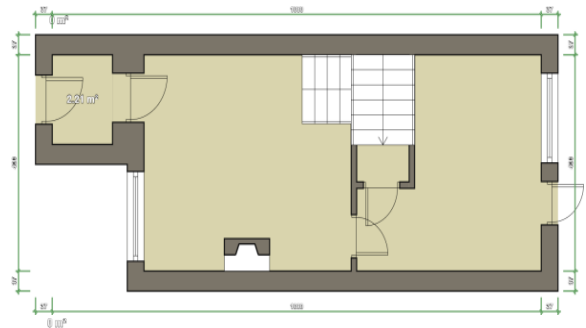
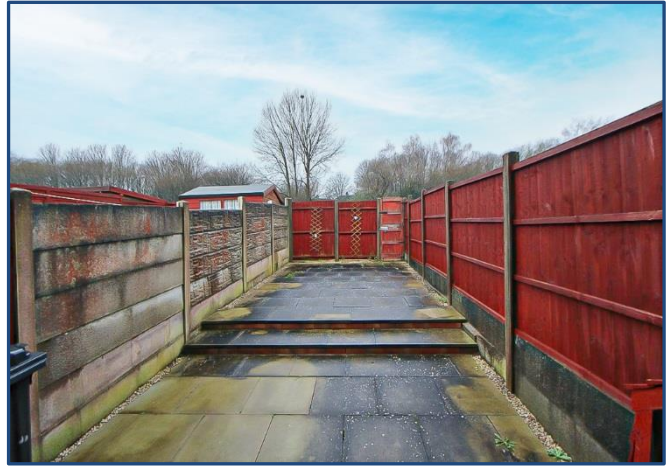
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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

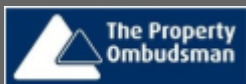




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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: