

# SKITTS

ESTATE AGENTS



**Dickens Close, The Straits**  
Dudley, DY3 3EQ

**£260,000**

01902 686868

**We Value Your Home**



A well maintained semi-detached property occupying a delightful and quiet position in an extremely popular residential area. This three bedroom family home is for sale with no upward chain and interior viewing is recommended.

The property benefits from numerous noteworthy features including: a spacious lounge diner with door leading out, a fitted kitchen plus utility off, three bedrooms, a modern first floor shower room, off road parking plus garage and a private garden to the rear. The property is centrally heated (combination Worcester boiler) and double glazed.

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

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

**Entrance Porch** Having double glazed sliding door.

**Reception Hall** Having double glazed front door, under stairs storage cupboard and central heating radiator.

**Living Room** 12' 3" x 11' 8" (3.73m x 3.55m) Having coal effect gas fire with marble type surround, hearth and fireplace, laminate flooring, central heating radiator and double glazed bow window.

**Dining Area** 12' 2" x 11' 6" (3.71m x 3.50m) Having laminate flooring, central heating radiator and double glazed sliding door to the rear garden.

**Kitchen** 8' 11" x 8' 5" (2.72m x 2.56m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiles, double glazed window and door leading out.

**Utility** 10' 9" x 8' 3" (3.27m x 2.51m) Having fitted base units and decorative laminate work tops, range of fitted wall cupboards, plumbing for washing machine, double glazed window and double glazed door to the rear garden.

**Landing** Having loft hatch for access, airing cupboard and double glazed window.

**Bedroom One** 11' 7" x 10' 3" (3.53m x 3.12m) Having range of built in wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 12' 4" x 11' 6" (3.76m x 3.50m) Having central heating radiator and double glazed window.

**Bedroom Three** 8' 6" x 7' 8" (2.59m x 2.34m) Having cupboard housing Worcester combination boiler, central heating radiator and double glazed window.



**Shower Room 7' 7" x 5' 8" (2.31m x 1.73m)** Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, flush ceiling spot lights, shaver point, chrome heated towel rail and double glazed window.

**Garage 15' 6" x 10' 9" (4.72m x 3.27m)** Having 'Up & Over' door, storage cupboard, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs.

**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.

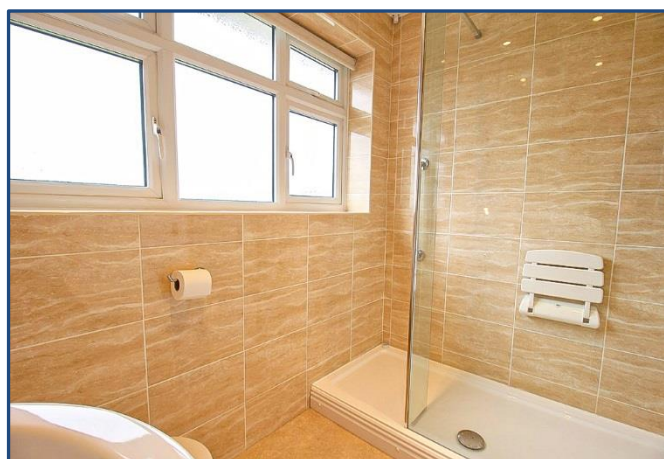
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

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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.



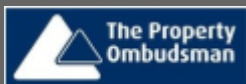


While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given. Map data © OpenStreetMap contributors

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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: .....