

# SKITTS

ESTATE AGENTS



**Orchard Street,  
Brierley Hill, DY5 1HW**

**£230,000**

01902 686868

**We Value Your Home**



A deceptively spacious semi-detached property situated in a popular residential area local to a range of amenities with the advantage of the Merry Hill Shopping Centre approximately 2 miles away.

This modern three bedroom family home is well presented, stylish and offers excellent accommodation that must be seen to be appreciated. This substantial property benefits from numerous noteworthy features including: a good size living room with French doors out, a stylish fitted kitchen, useful downstairs WC, a modern first floor bathroom and off road parking to the front.

There is a low maintenance and private rear garden offering a secluded sanctuary, perfect for relaxation and outdoor gatherings with patio area and timber decking area. The property is double glazed and centrally heated with a modern boiler installed approximately August 2023.

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

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles.

**Entrance Hall** Having composite front door, storage cupboard, laminate flooring and central heating radiator.

**Downstairs WC** Having low flush WC, wash hand basin, ceramic wall tiling and central heating radiator.

**Living Room** 17' 4" x 13' 0" (5.28m x 3.96m) Having laminate flooring, central heating radiator, double glazed window and double glazed french doors to the rear garden.

**Kitchen** 10' 6" x 9' 4" (3.20m x 2.84m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, cooker hood, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator and double glazed window.

**Landing** Having airing cupboard housing combination boiler and double glazed window.

**Bedroom One** 14' 5" x 9' 6" (4.39m x 2.89m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 9" x 10' 5" (3.58m x 3.17m) Having loft hatch for access, central heating radiator and double glazed window.

**Bedroom Three** 9' 8" x 7' 6" (2.94m x 2.28m) Having central heating radiator and double glazed window.

**Bathroom** 8' 3" x 6' 8" (2.51m x 2.03m) 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 double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, timber decking areas, garden shed and gated 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: 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

