

SKITTS

ESTATE AGENTS



Bath Street, Sedgley
Dudley, DY3 1LT

Offers in Excess of £185,000

01902 686868

We Value Your Home

Situated a short distance from Sedgley Town centre and close to a range of amenities, this well maintained family size property is offered for sale by Skitts Estate Agents.



The property is in good order throughout and benefits from central heating, double glazing, off road parking, a delightful rear garden with access to the garage.

The accommodation to this end-terraced home, also thought to be an ideal first time purchase briefly comprises: entrance porch, living room, dining kitchen, three bedrooms and bathroom. There are neat gardens to the front and to the rear.

Approach By way of block paved driveway providing parking past neat lawn fore garden.

Entrance Porch Having double glazed front door.

Living Room 15' 4" x 14' 9" (4.67m x 4.49m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, double glazed window and stairs to first floor.

Dining Kitchen 14' 8" x 8' 9" (4.47m x 2.66m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, pantry and range of fitted wall cupboards. Ceramic wall and floor tiles, central heating radiator, double glazed window and double glazed door to rear garden.

Landing

Bedroom One 12' 7" x 8' 7" (3.83m x 2.61m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 5" x 8' 8" (3.48m x 2.64m) Having central heating radiator and double glazed window.

Bedroom Three 9' 1" x 6' 4" (2.77m x 1.93m) Having central heating radiator and double glazed window.

Bathroom 8' 3" x 7' 0" (2.51m x 2.13m) Having panelled bath with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator, airing cupboard and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap and steps to neat lawn area. Gated side access, gated rear access and access into the garage.

Garage Garage to the rear.



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.

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.

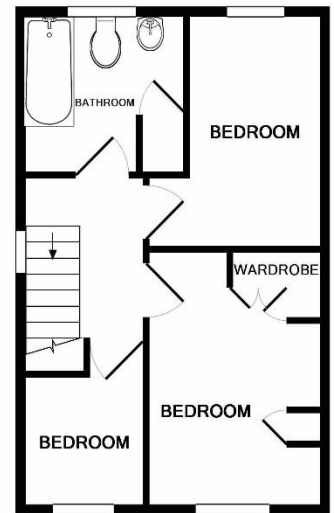
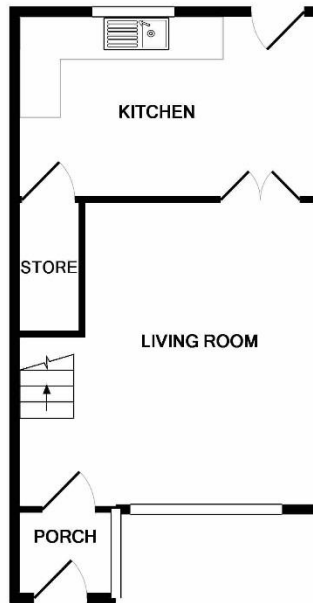
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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 Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd 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.





GROUND FLOOR

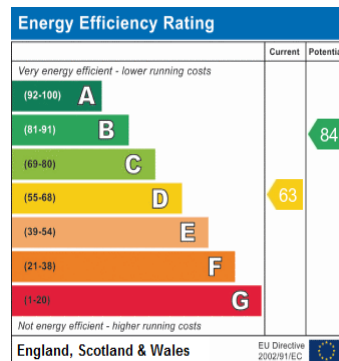
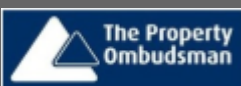
1ST FLOOR

BATH STREET, SEDGLEY, DY3 1LT
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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: