

SKITTS

ESTATE AGENTS



Tipton Road, Woodsetton
Dudley, DY3 1AA

£179,950

01902 686868

We Value Your Home



A spacious terraced property originally built as a three bedroom home situated in a popular residential area for sale with no upward chain and offering good potential.

This delightful residence with two double bedrooms benefits from central heating, double glazing, off road parking and a garage to the rear. The property is thought to be an ideal first home and interior viewing is highly recommended.

A range of amenities including shops, schools and public transport services are close to hand.

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

Approach By way of fore garden and pathway.

Entrance Porch Having double glazed door and windows.

Reception Hall Having central heating radiator.

Living Room 16' 4" x 11' 3" (4.97m x 3.43m) Having coal effect gas fire with marble type surround, hearth and fire place, under stairs cupboard, central heating radiator and double glazed bow window.

Dining Kitchen 14' 3" x 9' 11" (4.34m x 3.02m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator, double glazed window and door leading out to the utility.

Utility 6' 7" x 6' 1" (2.01m x 1.85m) Having two wall cupboards, double glazed window and door to the rear garden.

Landing Having loft hatch for access by way of retractable ladder.

Bedroom One 14' 3" x 10' 6" (4.34m x 3.20m) Having range of built in wardrobes with sliding doors, cupboard housing combination boiler, central heating radiator and two double glazed windows.

Bedroom Two 12' 7" x 8' 2" (3.83m x 2.49m) Having central heating radiator and double glazed window.

Shower Room 6' 5" x 6' 0" (1.95m x 1.83m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, garden shed and gated shared access to side leading to parking at rear.

Garage (To rear) 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.



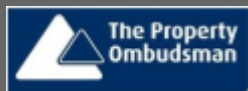


Whilst every effort has been made to ensure the accuracy of the floor plan, the vendor does not warrant its accuracy. The floor plan is for information only and should not be relied upon for any purpose other than that for which it is intended. The floor plan is not to be used as a basis for any valuation or other financial calculation. The floor plan is not to be used as a basis for any valuation or other financial calculation. The floor plan is not to be used as a basis for any valuation or other financial calculation.

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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: