

SKITTS

ESTATE AGENTS



Rowan Road, Sedgley
Dudley, DY3 1LG

Offers in Excess of £200,000

01902 686868

We Value Your Home



A particularly impressive, modernised and stylish semi-detached property occupying a delightful position in a popular residential area a short distance from Sedgley centre.

This ideal first time home offers spacious accommodation and is for sale with no upward chain, benefiting from central heating, double glazing, off road parking and a private rear garden.

Further noteworthy features to this stunning home include: two reception rooms plus conservatory, a stylish kitchen with integrated oven and dishwasher, two double bedrooms and a stylish first floor bathroom. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Having double glazed sliding door.

Reception Hall Having under stairs cupboard and central heating radiator.

Living Room 14' 8" x 10' 5" (4.47m x 3.17m) Having coal effect gas fire with decorative tiled surround, hearth and feature fireplace, central heating radiator and double glazed window.

Dining Area 10' 0" x 9' 0" (3.05m x 2.74m) Having central heating radiator and double doors to the conservatory.

Conservatory 9' 3" x 8' 0" (2.82m x 2.44m) Having central heating radiator, ceramic floor tiling and door leading out to the rear garden.

Kitchen 11' 7" x 7' 1" (3.53m x 2.16m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated dishwasher, range of fitted wall cupboards, cupboard housing combination boiler and ceramic wall tiles. Flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Side Passage Having WC off: Having low flush WC, double glazed door to the front and double glazed door to the rear.

Utility Area 7' 6" x 6' 6" (2.28m x 1.98m) Having fitted base units and decorative laminate work tops, washing machine, dryer, fridge freezer and double glazed window.

Landing Having airing cupboard, storage cupboard with loft hatch for access and two double glazed windows.

Bedroom One 12' 7" x 10' 6" (3.83m x 3.20m) Having central heating radiator and double glazed window.

Bedroom Two 12' 7" x 8' 9" (3.83m x 2.66m) Having central heating radiator and double glazed window.



Bathroom 7' 1" x 6' 1" (2.16m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash basin and low flush WC. Ceramic wall tiling, flush ceiling spot lights, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area and lawn area.

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: D

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.

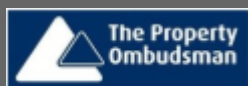




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: