

# SKITTS

ESTATE AGENTS



Longfellow Road, The Straits  
Dudley, DY3 3ED

**£250,000**

01902 686868

**We Value Your Home**



A delightful semi-detached property situated in an extremely popular residential area and offered for sale with no upward chain. This improved three bedroom family with a conservatory has been well maintained and benefits from central heating, double glazing, off road parking and a garage. A range of amenities including shops, schools and public transport services are close to hand, with Sedgley centre only 1.5 miles away.

Further noteworthy features to this well presented home include: a spacious lounge diner with door into conservatory, a fitted kitchen, a stylish first floor bathroom, fitted wardrobes in all bedrooms, a useful utility area off the garage and a delightful rear garden with patio area, lawn area and a range of flowering shrubs. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

**Entrance Porch** Having double glazed doors.

**Reception Hall** Having composite front door, central heating radiator and double glazed window.

**Lounge Diner** 23' 0" x 15' 2" (7.01m x 4.62m) Having coal effect gas fire with marble type surround, hearth and fireplace, under stairs storage cupboard, three wall light points, two central heating radiators and double glazed bow window.

**Kitchen** 9' 1" x 8' 6" (2.77m x 2.59m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator, plumbing for washing machine and range of fitted wall cupboards with concealed lighting. Cupboard housing combination boiler, ceramic wall and floor tiles, central heating radiator and double glazed window.

**Conservatory** 8' 4" x 7' 3" (2.54m x 2.21m) Having ceiling light/fan, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

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

**Bedroom One** 12' 9" x 11' 4" (3.88m x 3.45m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 11' 6" x 10' 8" (3.50m x 3.25m) Having built in wardrobes, central heating radiator and double glazed window.

**Bedroom Three** 7' 11" x 7' 7" (2.41m x 2.31m) Having fitted wardrobe, central heating radiator and double glazed window.

**Bathroom** 7' 7" x 5' 9" (2.31m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, heated towel rail and double glazed window.



**Garage 18' 8" x 8' 4" (5.69m x 2.54m)** Having light and power points.

**Utility Area 8' 3" x 6' 1" (2.51m x 1.85m)** Having work top and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, steps to neat lawn area, numerous flowers and flowering shrubs. Timber decking area, garden shed and access into garage.

**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: 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.





Ground Floor

1st Floor

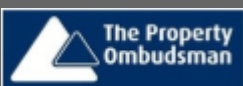


Measurements are approximate. Not to scale. Illustrations prepared only for information purposes only.

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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: .....