

SKITTS

ESTATE AGENTS



Kipling Road, The Straits
Dudley, DY3 3DZ

£295,000

01902 686868

We Value Your Home



A well maintained detached bungalow situated in a quiet and extremely popular residential area with stunning panoramic views to the rear.

This delightful home offers spacious accommodation and benefits from central heating, uPVC double glazing, off road parking, garage and a private garden to the rear.

Amenities including shops, schools and public transport services are all close to hand. **MUST BE SEEN TO BE APPRECIATED.**

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

Approach By way of paved driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch Having double glazed doors.

Reception Hall Having double glazed door, laminate flooring and central heating radiator.

Living Room 14' 5" x 11' 9" (4.39m x 3.58m) Having pebble effect electric fire with tiled surround, hearth and fireplace, central heating radiator and double glazed bow window.

Dining Kitchen 11' 2" x 10' 0" (3.40m x 3.05m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator and double glazed windows.

Utility Area 6' 0" x 5' 8" (1.83m x 1.73m) Having laminate flooring and double glazed door to sun room.

Sun Room 10' 6" x 6' 4" (3.20m x 1.93m) Having double glazed windows and doors leading out to front and rear.

Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m) Having central heating radiator and double glazed window.

Bedroom Two 12' 0" x 10' 1" (3.65m x 3.07m) Having central heating radiator and double glazed door leading out.

Shower Room 9' 1" x 5' 9" (2.77m x 1.75m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage 15' 5" x 7' 9" (4.70m x 2.36m) Having 'Up & Over' door, light and power points. Wall mounted Worcester combination boiler and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, storage area, numerous flowers and flowering shrubs.





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.

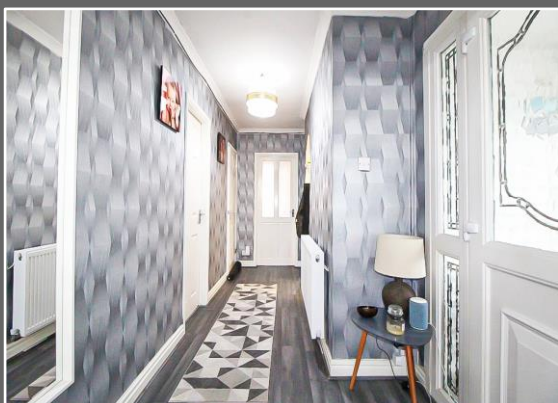
COUNCIL TAX BAND: D

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.

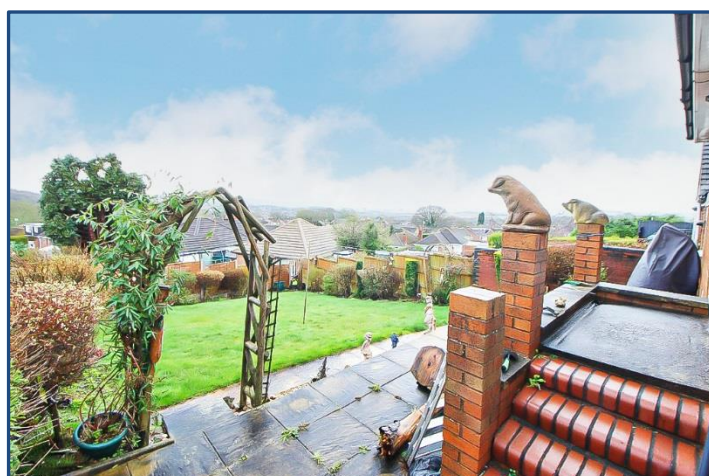
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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
938 sq.ft. (87.1 sq.m.) approx.

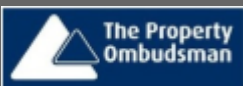


TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of Area, Volume, Volume and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any progressive purchase. The services, systems and equipment shown hereon are not intended and no guarantee is made as to their availability or efficiency and no guarantee is made as to their condition.
 View and Message 15/12/22

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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: