

SKITTS

ESTATE AGENTS



Rosemary Crescent, Woodsetton
Dudley, DY1 3RS

£265,000

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We Value Your Home



An impressive semi-detached property extended to provide excellent family accommodation that must be seen to be appreciated. This spacious home occupies a quiet position in a popular residential area local to a range of amenities and has been well maintained.

This three/four bedroom (loft room) property benefits from numerous noteworthy features including: central heating, double glazing, a spacious living room plus conservatory, dining kitchen, downstairs WC, family bathroom plus ensuite shower room and two garages.

There is off road parking to the front, a private and enclosed garden to the rear and a delightful side garden with BBQ area. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having timber floor covering, central heating radiator and feature circular window.

Downstairs WC Having low flush WC, wash hand basin, extractor fan and ceramic wall tiling.

Living Room 24' 2" x 11' 1" (7.36m x 3.38m) Having coal effect gas fire with marble type surround, hearth and fireplace, timber floor covering, two central heating radiators, double glazed bay window and door to the conservatory.

Conservatory 18' 3" x 9' 5" (5.56m x 2.87m) Having central heating radiator, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Kitchen 16' 2" x 8' 4" (4.92m x 2.54m) Having inset ceramic type sink top with fitted base units and work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiles, flush ceiling spot lights, central heating radiator, three double glazed windows and door leading to garage.

Utility Area 7' 0" x 5' 3" (2.13m x 1.60m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, central heating radiator, ceramic wall and floor tiling.

First Floor Landing Having storage cupboard, central heating radiator, double glazed window and stairs to loft room.

Bedroom One 13' 9" x 11' 1" (4.19m x 3.38m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Two 11' 1" x 10' 3" (3.38m x 3.12m) Having range of fitted wardrobes, central heating radiator, airing cupboard with central heating radiator and double glazed window.

Bedroom Three 13' 5" x 9' 10" (4.09m x 2.99m) Having built in wardrobes, central heating radiator and double glazed window.

En-suite Having shower cubicle with shower fitting, low flush WC, wash hand basin and bidet. Flush ceiling spot lights, central heating radiator and double glazed window.

Bathroom 8' 9" x 7' 0" (2.66m x 2.13m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin, low flush WC and bidet. Ceramic wall tiling, flush ceiling spot lights, central heating radiator and two double glazed windows.



Second Floor Landing Having storage cupboards and Velux window.

Loft Room 12' 6" x 12' 0" (3.81m x 3.65m) Having storage areas, timber flooring and Velux window

Garage One 15' 8" x 9' 2" (4.77m x 2.79m) Having 'Up & Over' door, wall mounted combination boiler, light and power points.

Garage Two 15' 1" x 8' 9" (4.59m x 2.66m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, numerous flowers and flowering shrubs. Side patio area, block paved patio and barbeque 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: 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.



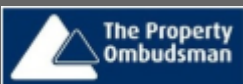


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and are intended to be used for general reference only. The plan is for information purposes only and should not be used for any other purpose. The services, systems and apparatus shown have not been tested and no guarantee is to be given as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: