

SKITTS

ESTATE AGENTS



Brownswall Road, Sedgley
Dudley, DY3 3NS

£310,000

01902 686868

We Value Your Home



A stunning semi-detached property renovated throughout to a particularly high standard offering stylish and spacious family size accommodation that simply must be seen to be appreciated.

This impressive three bedroom home is extremely well presented and tastefully decorated, situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

Offered for sale with no upward chain, this delightful home benefits from numerous noteworthy features including: a stunning dining kitchen fitted with a range of integrated appliances and having French doors leading out, a useful utility room with downstairs WC off, living room, a luxury bathroom with separate bath and shower cubicle, off road parking plus small garage area (unsuitable for a vehicle) and a delightful rear garden. The property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having composite front door, under stairs cupboard, laminate flooring, central heating radiator and double glazed window.

Living Room 13' 3" x 10' 9" (4.04m x 3.27m) Having central heating radiator and double glazed window.

Dining Kitchen 18' 2" x 12' 6" (5.53m x 3.81m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator, freezer and dishwasher. Range of fitted wall cupboards, pantry, flush ceiling spot lights, laminate flooring, central heating radiator, double glazed window and french doors leading out.

Utility 12' 3" x 7' 8" (3.73m x 2.34m) Having decorative laminate work top, plumbing for washing machine, wall mounted combination boiler, laminate flooring and double glazed door leading out. WC off: Having low flush WC, wash hand basin built into vanity unit and double glazed window.

Landing Having double glazed window and loft hatch for access.

Bedroom One 13' 6" x 10' 9" (4.11m x 3.27m) Having central heating radiator and double glazed window.

Bedroom Two 12' 8" x 9' 9" (3.86m x 2.97m) Having central heating radiator and double glazed window.

Bedroom Three 7' 9" x 7' 0" (2.36m x 2.13m) Having central heating radiator and double glazed window.



Bathroom 7' 9" x 7' 9" (2.36m x 2.36m) Having 'White' suite comprising: freestanding bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, heated towel rail and two double glazed windows.

Garage Area (Unsuitable for a vehicle) 12' 6" x 8' 5" (3.81m x 2.56m) Having light and power points.

Rear Garden Having paved patio area, neat lawn 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: C
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.

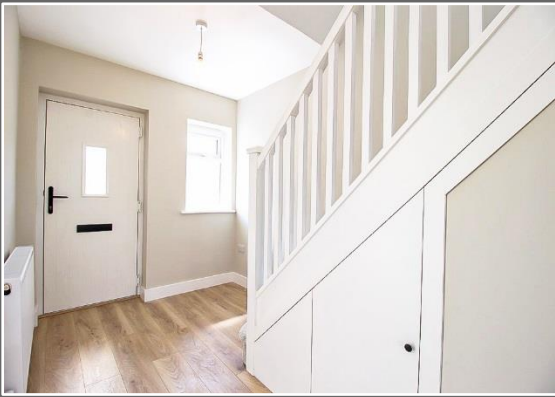
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

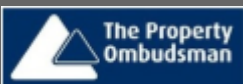




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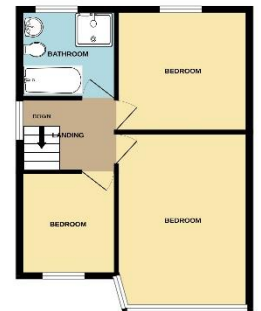
sedgley@skitts.net



GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and ground levels are approximate and are not intended to be used for any other purpose or measurement. The floor plan is provided as a guide only and is not intended to be used for any other purpose. The floor plan is provided as a guide only and is not intended to be used for any other purpose. The floor plan is provided as a guide only and is not intended to be used for any other purpose.

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: