



Russells Hall Road, Russells Hall Estate
Dudley, DY1 2JN

£227,500



A deceptively spacious three bedroom family home occupying a delightful position in an extremely popular residential area local to a range of amenities. This impressive semi-detached property has been well maintained and is well presented throughout with interior viewing highly recommended.

Numerous noteworthy features to this impressive home briefly include: an impressive breakfast kitchen with integrated appliances and centre breakfast island, stylish first floor bathroom with separate bath and shower cubicle, central heating, uPVC double glazing, ample off road parking and a 30ft garage to the side ideal for a range of uses.

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

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

Reception Hall Having double glazed front door and window, ceramic floor tiling and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall and floor tiling, flush ceiling spot lights and double glazed window.

Living Room 16' 0" x 14' 1" (4.87m x 4.29m) Having coal effect gas fire, laminate flooring, two central heating radiators, double glazed bow window and stairs to the first floor.

Kitchen 15' 6" x 14' 7" (4.72m x 4.44m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, integrated microwave, centre island/breakfast bar and pantry. Ceramic wall and floor tiles, central heating radiator, double glazed window and door leading out.

Landing Having airing cupboard, loft hatch for access by way of retractable ladder to part boarded loft area and laminate flooring.

Bedroom One 16' 5" x 10' 1" (5.00m x 3.07m) Having laminate flooring, central heating radiator and two double glazed windows.

Bedroom Two 11' 3" x 9' 5" (3.43m x 2.87m) (Max) Having built in wardrobe, laminate flooring, central heating radiator and double glazed window.

Bedroom Three 11' 5" x 6' 3" (3.48m x 1.90m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 7' 9" x 7' 6" (2.36m x 2.28m) Having 'White' suite comprising: panelled corner bath, shower cubicle with shower fitting, pedestal wash hand basin, low flush WC and bidet. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.





Rear Garden Enclosed and private from neighbouring properties, paved patio area, lawn area, timber decking area and garden shed.

Garage 30' 9" x 10' 2" (9.37m x 3.10m) Having 'Up & Over' door, light and power points. Cold water tap, plumbing for washing machine, three double glazed windows and double glazed doors to the rear garden.

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.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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:

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