

SKITTS

ESTATE AGENTS



Turls Hill Road, Sedgley
Dudley, DY3 1HQ

£195,000

01902 686868

We Value Your Home



A spacious semi-detached property situated in a popular residential area local to a range of amenities and walking distance into Sedgley centre.

This family home is for sale with no upward chain and requires modernisation works but offers great potential and must be seen to be appreciated.

The property benefits from central heating, double glazing (where specified), a through lounge diner, off road parking and a delightful rear garden. There is the potential to extend to the side and rear to enhance the accommodation further subject to relevant planning permission approval.

Council Tax Band C. 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 under stairs cupboard, laminate flooring and central heating radiator.

Lounge/Diner 26' 3" x 13' 0" (7.99m x 3.96m) Having two central heating radiators, double glazed bay window to the front and double glazed window to the rear.

Kitchen 8' 0" x 7' 9" (2.44m x 2.36m) Having inset ceramic type sink top with fitted base units and laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, single glazed window and door leading out.

Lean To Having storage cupboard and doors out.

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

Bedroom One 13' 6" x 11' 5" (4.11m x 3.48m) Having fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 12' 5" x 11' 0" (3.78m x 3.35m) Having central heating radiator and double glazed window.

Bedroom Three 8' 9" x 6' 0" (2.66m x 1.83m) Having wall mounted Worcester combination boiler, central heating radiator and double glazed window.

Bathroom 7' 8" x 5' 8" (2.34m x 1.73m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling and double glazed window.

Store to side

Rear Garden Enclosed and private from neighbouring properties, 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: 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.

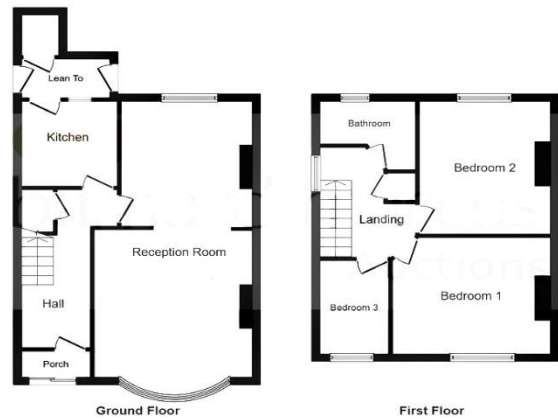
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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



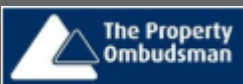


Total floor area 93.0 sq. m. (1,001 sq. ft.) approx.
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Barnard Marcus. Powered by www.focalagent.com

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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: