

SKITTS

ESTATE AGENTS



Gower Road, Sedgley
Dudley, DY3 3PN

Offers in the Region Of £270,000

01902 686868

We Value Your Home



A well maintained semi-detached family home situated in an extremely popular residential area local to a range of amenities and Sedgley centre.

This three bedroom property offers spacious accommodation and benefits from central heating, double glazing, off road parking plus garage and a delightful rear garden.

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 ceramic floor tiling, double glazed windows and door.

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

Living Room 25' 10" x 11' 4" (7.87m x 3.45m) Having cast iron log burner in feature briquette chimney breast, two central heating radiators, double glazed window and double glazed door leading out to the rear garden.

Kitchen 11' 4" x 7' 1" (3.45m x 2.16m) Having inset stainless steel sink top with fitted base units and decorative work tops, built in oven with 4 ring induction hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiles, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Lobby Having door to garage, door to outside and WC off: Having low flush WC and wall mounted combination boiler.

Landing

Bedroom One 13' 7" x 11' 5" (4.14m x 3.48m) Having range of fitted wardrobes with mirror fronted sliding doors, loft hatch for access, flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Two 11' 3" x 11' 2" (3.43m x 3.40m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 9' 2" x 7' 0" (2.79m x 2.13m) Having built in storage cupboard, central heating radiator and double glazed window.

Bathroom 9' 0" x 7' 1" (2.74m x 2.16m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, storage cupboard, central heating radiator and double glazed window.



Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area, fish pond and gated side access.

Garage 17' 9" x 8' 2" (5.41m x 2.49m) Having 'Up & Over' door, light and power points.

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.





GROUND FLOOR

1ST FLOOR

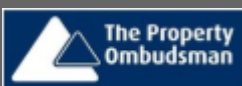


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fittings and appliances shown here are not intended to be guaranteed as to their operability or efficiency can be given. Marked with average 12/12

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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: