

SKITTS

ESTATE AGENTS



Round Street, Netherton
Dudley, DY2 9EB

£199,950

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We Value Your Home



An impressive detached property offered for sale with no upward chain. This well maintained two bedroom home is situated in a popular residential area local to amenities including shops, schools and public transport services.

The property benefits from central heating, double glazing, off road parking plus and a private garden to the rear. The accommodation to this delightful home briefly comprises: entrance porch, living room, dining kitchen, first floor bathroom and two bedrooms. There is a good size garage to the side. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of gravel driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch

Living Room 14' 1" x 11' 8" (4.29m x 3.55m) Having coal effect electric fire with marble type surround, hearth and fireplace, laminate flooring, central heating radiator, uPVC front door, double glazed bow window and stairs off.

Kitchen 11' 8" x 9' 3" (3.55m x 2.82m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, double glazed window and door leading out.

Landing Having loft hatch for access and double glazed window.

Bedroom One 12' 5" x 9' 9" (3.78m x 2.97m) Having built in wardrobe and storage cupboard, central heating radiator and two double glazed windows.

Bedroom Two 10' 1" x 6' 2" (3.07m x 1.88m) Having central heating radiator and double glazed window.

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage 18' 7" x 10' 5" (5.66m x 3.17m) Having 'Up & Over' door, wall mounted Worcester combination boiler, 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: 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.



