

SKITTS

ESTATE AGENTS



Conway Close, Woodsetton
Dudley, DY1 4PE

£250,000

01902 686868

We Value Your Home



Occupying a quiet position at the head of a cul-de-sac in a popular residential area, this semi-detached property has been well maintained and is offered for sale with no upward chain. The property has been extended to provide good family size accommodation and benefits from central heating, double glazing, off road parking plus garage and an enclosed garden to the rear.

The accommodation to this spacious residence briefly include: entrance porch, reception hall, dining room, extended living room with patio door out, a fitted kitchen with granite work tops, a stylish first floor shower room and three good size bedrooms. Mining report available upon request.

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

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

Entrance Porch

Reception Hall Having under stairs cupboard and central heating radiator.

Living Room 18' 1" x 11' 4" (5.51m x 3.45m) Having coal effect gas fire with surround, hearth and fireplace, wall light point, central heating radiator and double glazed sliding doors to the rear garden.

Dining Room 14' 1" x 11' 4" (4.29m x 3.45m) Having two wall light points, central heating radiator and double glazed window.

'L' Shaped Kitchen 14' 4" x 11' 7" (4.37m x 3.53m) Having inset stainless steel sink top with fitted base units and decorative granite work tops, built in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles. Flush ceiling spot lights, central heating radiator, two double glazed windows and door leading out.

Bedroom One 15' 1" x 11' 4" (4.59m x 3.45m) Having range of fitted wardrobes and dressing unit, central heating radiator and double glazed window.

Bedroom Two 11' 4" x 11' 0" (3.45m x 3.35m) Having central heating radiator and double glazed window.

Bedroom Three ('L' Shaped) 12' 6" x 11' 1" (3.81m x 3.38m) Having central heating radiator and double glazed window.

Shower Room 9' 2" x 7' 4" (2.79m x 2.23m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC and bidet. Ceramic wall tiling, extractor fan, flush ceiling spot lights, airing cupboard housing combination boiler, chrome heated towel rail and double glazed window.



Garage 16' 11" x 8' 1" (5.15m x 2.46m) Having 'Up & Over' door, light and power points.

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

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.

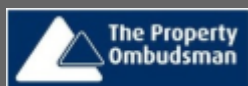




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GROUND FLOOR



1ST FLOOR



*These sales particulars have been made to ensure the accuracy of the information contained herein. Measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any potential purchaser. The sale will include all fixtures and fittings shown, unless stated to the contrary.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: