

# SKITTS

ESTATE AGENTS



**Byron Crescent, Woodsetton**  
Dudley, DY1 4LS

**£225,000**

01902 686868

**We Value Your Home**



A substantial family home occupying a delightful and quiet position at the head of a cul-de-sac in an extremely popular residential area. This semi-detached property with three good size bedrooms has been well maintained and benefits from off road parking, a double garage and a pleasant and private garden to the rear.

This impressive home provides spacious family accommodation and briefly comprises: entrance porch, reception hall, good size lounge diner plus sitting room, kitchen, side area with access into the double garage, three bedrooms and a bathroom.

The property also offers central heating and double glazing where specified. A range of amenities including shops, schools and public transport services are all close to hand. The property requires some modernisation but offers enormous potential and interior viewing is highly recommended.

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

The property is located in a past mining area where mortgage approval may be limited. Our mortgage advisor can assist.



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

**Entrance Porch** Having double glazed door and windows.

**Reception Hall** Having under stairs cupboard and central heating radiator.

**Lounge/Diner** 25' 7" x 11' 3" (7.79m x 3.43m) Having fire place, two wall light points, central heating radiator, double glazed window and double glazed sliding patio door to the rear garden.

**Sitting Room** 15' 3" x 7' 4" (4.64m x 2.23m) Having central heating radiator and secondary glazed window.

**Kitchen** 13' 6" x 7' 1" (4.11m x 2.16m) Having stainless steel double sink top with fitted base units and laminate work tops, plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiles. Central heating radiator, two double glazed windows and door leading out.

**Side Area** Having flush ceiling spot lights and double glazed doors to the front and rear.

**Landing** Having loft hatch for access.

**Bedroom One** 14' 0" x 11' 5" (4.26m x 3.48m) Having fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 11' 7" x 11' 0" (3.53m x 3.35m) Having central heating radiator and double glazed window.

**Bedroom Three (L shaped)** 14' 7" x 13' 2" (4.44m x 4.01m) (Max) Having central heating radiator and double glazed window.



**Bathroom** 8' 0" x 7' 4" (2.44m x 2.23m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing 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.

**Double Garage** 17' 7" x 16' 4" (5.36m x 4.97m) Having two 'Up & Over' doors, light and power points. Two double glazed windows and low flush WC.

**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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements, of floors, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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