

SKITTS

ESTATE AGENTS



Tipton Road, Sedgley
Dudley, DY3 1HB

£265,000

01902 686868

We Value Your Home



An extremely well presented and improved bungalow occupying a pleasant position in a popular residential area local to amenities and a short distance from Sedgley centre.

This impressive two bedroom detached home offers spacious accommodation and is for sale with no upward chain. This delightful residence benefits from central heating, double glazing, off road parking, a pleasant rear garden and garage in a block to the side.

The accommodation briefly comprises: side entrance porch, spacious reception hall, good size living room, modern fitted kitchen, two bedrooms and a stylish bathroom. The rear garden has a paved patio area, lawn area and a range of flowering shrubs. **MUST BE SEEN TO BE APPRECIATED.**

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

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Entrance Porch Having double glazed door to front and rear.

Reception Hall Having double glazed door, storage cupboard, central heating radiator and loft hatch for access by way of retractable ladder.

Living Room 18' 3" x 12' 9" (5.56m x 3.88m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and double glazed window.

Kitchen 10' 4" x 9' 0" (3.15m x 2.74m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, central heating radiator, double glazed window and door leading out.

Bedroom One 13' 2" x 11' 2" (4.01m x 3.40m) Having central heating radiator and double glazed window.

Bedroom Two 8' 8" x 8' 1" (2.64m x 2.46m) Having central heating radiator and double glazed window.

Bathroom 6' 1" x 5' 7" (1.85m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, central heating radiator and double glazed window.

Rear Garden Having paved patio area, cold water tap, neat lawn area, garden shed, numerous flowers and flowering shrubs.

Garage (Separate Block) Having 'Up & Over' door.





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.

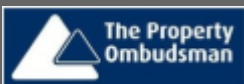




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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: