

SKITTS

ESTATE AGENTS



Ashenhurst Road, Russells Hall
Dudley, DY1 2HU

£150,000

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We Value Your Home



A semi-detached property with two double bedrooms thought to be an ideal first time buy, offered for sale with no upward chain. This pleasant home is situated in a popular residential area local to amenities including shops, schools and public transport services.

The property benefits from a spacious 21ft living room, conservatory, fitted kitchen plus utility area, two bedrooms, first floor bathroom, off road parking and an enclosed garden to the rear. The property is centrally heated and double glazed.

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

Approach By way of block paved driveway providing off road parking past fore garden.

Entrance Porch Having double glazed sliding door.

Reception Hall Having central heating radiator and double glazed window.

Living Room 21' 4" x 9' 6" (6.50m x 2.89m) Having coal effect gas fire with marble type surround, hearth and fireplace, two central heating radiators and two double glazed windows.

Kitchen 10' 8" x 6' 3" (3.25m x 1.90m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, serving hatch, double glazed window and door leading out.

Utility 16' 0" x 6' 2" (4.87m x 1.88m) Having stainless steel sink top with fitted base units, plumbing for washing machine, central heating radiator and double glazed window.

Conservatory 7' 4" x 7' 0" (2.23m x 2.13m) Having double glazed windows and door leading out to the rear garden.

Landing Having airing cupboard housing combination boiler, loft hatch for access and double glazed window.

Bedroom One 16' 6" x 10' 0" (5.03m x 3.05m) Having range of fitted wardrobes and dressing unit, central heating radiator and double glazed window.

Bedroom Two 11' 5" x 10' 3" (3.48m x 3.12m) Having central heating radiator and double glazed window.

Bathroom 6' 0" x 5' 8" (1.83m x 1.73m) Having panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling and double glazed window.

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



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: A

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.



