

SKITTS

ESTATE AGENTS



Penns Wood Close, Sedgley
Dudley, DY3 3QT

£280,000

01902 686868

We Value Your Home



A particularly impressive semi-detached property occupying a pleasant and quiet cul-de-sac position having delightful woodland to the rear. This extended three bedroom home offers excellent family accommodation and must be seen to be appreciated.

The spacious property is extremely well presented throughout, tastefully decorated and has been improved in recent years. A range of noteworthy features to this stylish home include: two reception rooms, dining kitchen fitted with integrated appliances and Wren units, a modern bathroom, central heating and uPVC double glazing.

There is off road parking to the front and an integral garage to the side. To the rear is a secluded garden with numerous flowers, flowering shrubs, an insulated Garden Office/Studio ideal for a range of uses and a useful bin store area to the side. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having double glazed front door, double glazed window, Karndean flooring and central heating radiator.

Living Room 17' 7" x 11' 3" (5.36m x 3.43m) Having central heating radiator, double glazed window and double glazed french doors to the rear garden.

Sitting Room 11' 5" x 11' 1" (3.48m x 3.38m) Having central heating radiator, double glazed window and archway to inner hall: Having cloaks cupboard and door to garage.

Dining Kitchen 16' 9" x 10' 7" (5.10m x 3.22m) 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. Integrated washing machine and microwave, range of fitted wall cupboards, central heating radiator, Karndean flooring, double glazed window and door leading out.

Landing

Bedroom One 11' 2" x 11' 0" (3.40m x 3.35m) Having central heating radiator and double glazed window.

Bedroom Two 11' 0" x 10' 10" (3.35m x 3.30m) Having central heating radiator and double glazed window.

Bedroom Three 8' 6" x 7' 3" (2.59m x 2.21m) Having central heating radiator and double glazed window.

Bathroom 8' 6" x 8' 3" (2.59m x 2.51m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, airing cupboard housing combination boiler, chrome heated towel rail and double glazed window,



Garage 17' 3" x 8' 7" (5.25m x 2.61m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Bin store area to side, gated side and rear access into woodland.

Garden Office/Studio 9' 7" x 7' 8" (2.92m x 2.34m) Having double windows and 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.**

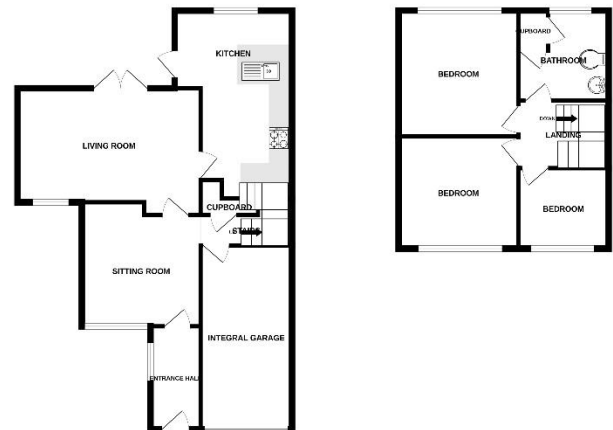
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



PENNS WOOD C.LOSE, SEDGLEY, DY3 3QT

This floor plan is intended to provide a general impression of the property. It is not intended to be used as a legal document. The plan is for information only and should not be used for any other purpose. The plan is for information only and should not be used for any other purpose. The plan is for information only and should not be used for any other purpose.

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