



Claremont Road, Sedgley
Dudley, DY3 1HN

£200,000



Situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley centre, this semi-detached property is offered for sale with no upward chain. The property provides great potential and must be seen to be appreciated.

This three bedroom home offers spacious accommodation and benefits from central heating (combination boiler), double glazing (where specified), off road parking, a delightful rear garden and is protected by a burglar alarm system.

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

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

Entrance Porch

Reception Hall

Living Room 14' 3" x 12' 10" (4.34m x 3.91m) Having feature fireplace, central heating radiator and single glazed window.

Dining Room 12' 1" x 11' 1" (3.68m x 3.38m) Having feature fireplace, under stairs storage cupboard and central heating radiator.

Kitchen 13' 6" x 6' 0" (4.11m x 1.83m) Having inset stainless steel sink top with fitted base units and laminate work tops, built in oven with four ring electric hob. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, two double glazed windows and door leading out. WC off: Having low flush WC and wall mounted combination boiler.

Shower Room 8' 5" x 4' 1" (2.56m x 1.24m) Having shower cubicle with shower fitting, pedestal wash hand basin, central heating radiator and double glazed window.

Landing Having loft hatch for access.

Bedroom One 11' 2" x 11' 0" (3.40m x 3.35m) Having original type fireplace, central heating radiator and two single glazed windows.

Bedroom Two 11' 7" x 7' 8" (3.53m x 2.34m) Having central heating radiator and single glazed window.

Bedroom Three 8' 6" x 7' 1" (2.59m x 2.16m) Having central heating radiator and single glazed window.

Rear Garden Having paved patio area, lawn area, numerous flowers and flowering shrubs. Two garden sheds 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: B
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.**

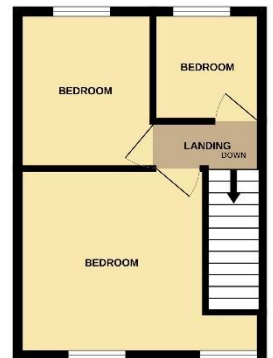
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the foregoing particulars, the Vendor does not accept any liability for any errors or omissions, whether accidental or otherwise, in the particulars, and no responsibility is taken for any errors or omissions in the particulars. The Vendor does not warrant the accuracy of the particulars, and no guarantee is given as to their quality or efficiency, and no guarantee is given as to their accuracy or efficiency.

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

SIGNED :

DATE: