

SKITTS

ESTATE AGENTS



Bennetts Hill, Near Oakham
Dudley, DY2 7EN

£160,000

01902 686868

We Value Your Home

An impressive terraced property retaining a range of traditional features offering delightful and spacious accommodation that must be seen to be appreciated.



This tastefully decorated home has been improved and maintained throughout to a high standard and offers two double bedrooms, two reception rooms, cellar, a stylish fitted kitchen and a good size first floor bathroom.

Further noteworthy features include: gas fired central heating, uPVC double glazing and a pleasant low maintenance rear garden enclosed and private from neighbouring properties.

The property is situated in a popular residential area local to a range of amenities including shops, schools and public transport services.

Reception Hall Having a composite front door, quarry floor tiling, archway to the living room and stairs off.

Living Room 13' 4" x 10' 7" (4.06m x 3.22m) Having pebble effect electric fire with surround, hearth and fireplace, two central heating radiators and double glazed bay window.

Dining Room 14' 4" x 11' 8" (4.37m x 3.55m) Having wall mounted pebble effect electric fire with feature fireplace, timber flooring, central heating radiator, archway to the kitchen and door to the cellar.

Cellar With lighting.

Kitchen 8' 7" x 8' 2" (2.61m x 2.49m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring electric hob and cooker hood. Plumbing for washing machine, fitted wall cupboards, wall mounted combination boiler, ceramic wall tiles, double glazed window and door leading out.

Landing Having central heating radiator.

Bedroom One 14' 6" x 11' 2" (4.42m x 3.40m) Having original fireplace, timber flooring, central heating radiator and double glazed window.

Bedroom Two 10' 4" x 9' 7" (3.15m x 2.92m) Having original fireplace, central heating radiator and double glazed window.

Bathroom 12' 1" x 6' 8" (3.68m x 2.03m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, storage cupboard, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, numerous flowers and flowering shrubs. Outbuildings, artificial lawn area, timber decking area to the rear 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.

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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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