

# SKITTS

ESTATE AGENTS



**High Park Crescent, Sedgley**  
Dudley, DY3 1QS

**£360,000**

01902 686868

**We Value Your Home**



An immaculate detached residence enjoying a delightful cul-de-sac location in a highly sought-after and exclusive residential area a short distance from a range of amenities and Sedgley Centre.

This stunning four bedroom home is tastefully decorated throughout and has been extended to the rear to provide spacious family accommodation. The property benefits from two reception rooms, dining kitchen, downstairs cloaks, a modern first floor bathroom, central heating, uPVC double glazing, off road parking for numerous vehicles plus garage and a private and enclosed garden to the rear. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

**Council Tax Band E. Energy Rating C. Tenure FREEHOLD.**

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having uPVC front door, double glazed windows and storage cupboard.

**Living Room** 19' 2" x 11' 8" (5.84m x 3.55m) Having coal effect gas fire with marble type surround, hearth and fireplace, four wall light points, two central heating radiators, double glazed windows and french doors out to the rear garden.

**Dining Room** 10' 8" x 10' 0" (3.25m x 3.05m) Having ceiling spot lights, under stairs cupboard, central heating radiator, two double glazed windows and stairs off.

**Inner Hall** Having WC off.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, ceramic wall and floor tiling. Plumbing for washing machine, central heating radiator and double glazed window.

**Dining Kitchen** 20' 4" x 10' 2" (6.19m x 3.10m) Having inset stainless steel sink top with fitted base units and timber work tops, built in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards with concealed lighting, cupboard housing boiler, wall light point and laminate flooring. Ceramic wall tiles, two central heating radiators, double glazed window and door leading out.

**Landing** Having airing cupboard and loft for access.

**Bedroom One** 13' 1" x 10' 2" (3.98m x 3.10m) Having range of fitted wardrobes and built in storage cupboards, central heating radiator and double glazed window.

**Bedroom Two** 13' 1" x 10' 1" (3.98m x 3.07m) Having fitted wardrobes and drawers, central heating radiator and double glazed window.

**Bedroom Three** 10' 2" x 8' 8" (3.10m x 2.64m) Having fitted wardrobes and drawers, central heating radiator and double glazed window.





**Bedroom Four** 9' 2" x 8' 2" (2.79m x 2.49m) Having range of fitted wardrobes and built in storage cupboard, central heating radiator and double glazed window.

**Bathroom** 6' 3" x 5' 5" (1.90m x 1.65m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, laminate flooring, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

**Garage** 16' 9" x 8' 5" (5.10m x 2.56m) Having 'Up & Over' door. light and power points.

**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: E**  
**EPC RATING: C**

**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.

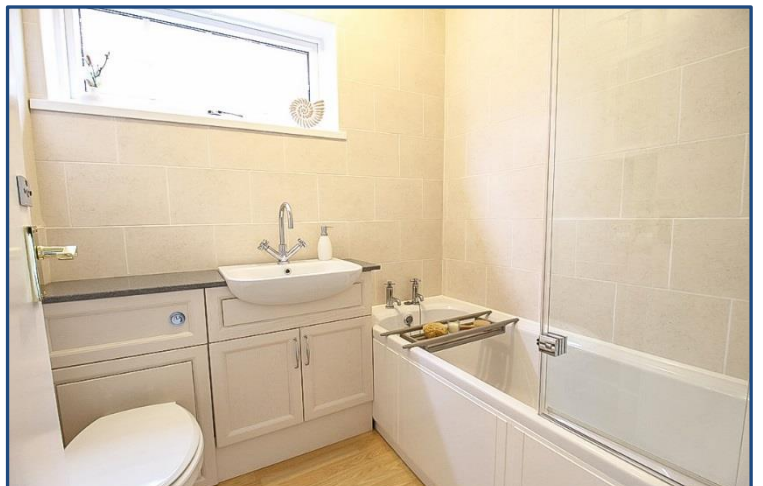
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

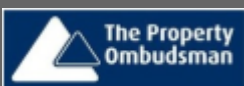




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....