

SKITTS

ESTATE AGENTS



Bath Street, Sedgley
Dudley, DY3 1LR

£240,000

01902 686868

We Value Your Home



A spacious and improved semi-detached property situated in a popular residential area a short distance from Sedgley centre and local to a range of amenities.

This traditional style home with three bedrooms offers good family size accommodation and benefits from central heating, double glazing, off road parking for numerous vehicles plus garage and a conservatory to the rear.

Further noteworthy features to this delightful home include: two reception rooms, a modern kitchen, stylish bathroom, CCTV camera system and a private rear garden with patio area and lawn area.

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

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

Entrance Porch Having double glazed door.

Reception Hall Having laminate flooring and central heating radiator.

Downstairs WC Having low flush WC and wash hand basin.

Living Room 13' 2" x 10' 6" (4.01m x 3.20m) Having feature chimney breast, laminate flooring, central heating radiator and double glazed bay window.

Dining Room 13' 3" x 10' 4" (4.04m x 3.15m) Having wall mounted electric fire, laminate flooring, central heating radiator and double glazed doors to the conservatory.

Kitchen 15' 8" x 10' 1" (4.77m x 3.07m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards and ceramic wall tiles. Laminate flooring, central heating radiator, two double glazed windows and door leading out.

Conservatory 13' 0" x 10' 2" (3.96m x 3.10m) Having ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Landing Having loft hatch for access and double glazed window.

Bedroom One 13' 5" x 10' 4" (4.09m x 3.15m) Having central heating radiator and double glazed bay window.

Bedroom Two 13' 2" x 10' 4" (4.01m x 3.15m) Having central heating radiator and double glazed window.

Bedroom Three 10' 2" x 5' 7" (3.10m x 1.70m) Having central heating radiator and double glazed window.

Bathroom 7' 8" x 5' 5" (2.34m x 1.65m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Extractor fan and double glazed window.



Rear Garden Enclosed and private from neighbouring properties, paved patio area, security light, cold water tap and lawn area.

Garage 14' 9" x 9' 5" (4.49m x 2.87m) Having 'Up & Over' door, light and power points, wall mounted combination boiler and plumbing for washing machine.

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.

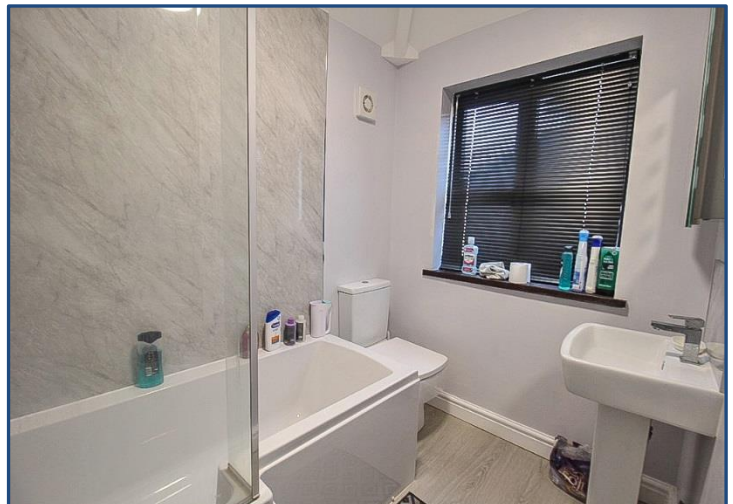
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

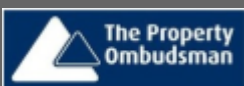




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DY3 1SA

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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and windows are approximate and should not be relied upon for any legal, structural or other purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, symbols and markings shown here are not intended and no guarantee as to their accuracy or otherwise is given.

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 :