

# SKITTS

ESTATE AGENTS



**Langland Drive, Sedgley**  
Dudley, DY3 3TH

**£300,000**

01902 686868

**We Value Your Home**



A particularly impressive detached property offering spacious accommodation, situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre. This substantial, unique and delightful family home has been well maintained throughout and is for sale with no upward chain.

A rare opportunity to purchase an outstanding residence individually built, requiring some modernisation works but offering great potential. This three bedroom home benefits from numerous noteworthy features including: three good size bedrooms, two reception rooms, kitchen with utility/side area off, spacious reception hall with downstairs WC, first floor landing with balcony off, family bathroom plus a shower area off bedroom two.

There is off road parking plus a garage and an enclosed garden to the rear. The property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

**Entrance Porch** Having double glazed door and windows.

**Reception Hall** Having central heating radiator.

**Downstairs WC** Having low flush WC, wash hand basin, double glazed window, ceramic wall and floor tiling.

**Living Room** 16' 1" x 11' 10" (4.90m x 3.60m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and two double glazed windows.

**Dining Room** 10' 2" x 9' 1" (3.10m x 2.77m) Having central heating radiator and double glazed window.

**Kitchen** 10' 5" x 8' 9" (3.17m x 2.66m) 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. Plumbing for washing machine, range of fitted wall cupboards, storage cupboard, ceramic wall and floor tiles. Central heating radiator, double glazed window and door leading out.

**Utility/Side Area** 11' 9" x 7' 2" (3.58m x 2.18m) Having ceramic floor tiling, double glazed window and double glazed door to the rear garden.

**Landing** Having central heating radiator, double glazed window and double glazed door to balcony.

**Bedroom One** 16' 3" x 10' 9" (4.95m x 3.27m) Having range of fitted wardrobes and drawers, two central heating radiators and two double glazed windows.

**Bedroom Two** 11' 4" x 10' 6" (3.45m x 3.20m) Having built in wardrobes, central heating radiator, double glazed window and shower room off. Shower Room: Having shower cubicle with shower fitting, double glazed window, ceramic wall and floor tiling.

**Bedroom Three** 9' 2" x 7' 9" (2.79m x 2.36m) Having built in wardrobes, central heating radiator and double glazed window.



**Bathroom** 9' 6" x 6' 8" (2.89m x 2.03m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, airing cupboard, central heating radiator and double glazed window.

**Garage** 16' 7" x 8' 4" (5.05m x 2.54m) Having door to front, light and power points. Wall mounted Worcester boiler and single 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.

**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: D**  
**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.

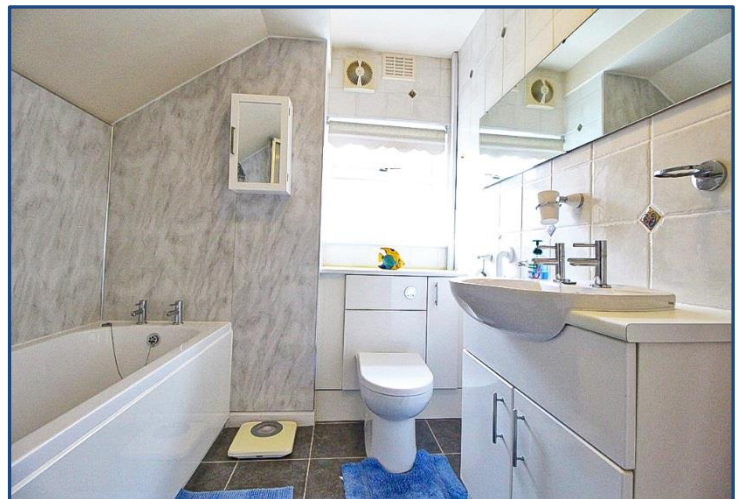
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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:  
736 sq. ft. (68.4 sq.m.) approx.

1ST FLOOR  
485 sq. ft. (45.1 sq.m.) approx.



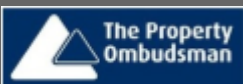
TOTAL FLOOR AREA: 1221 sq. ft. (113.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, goods and appliances shown here and been listed and no guarantee as to their operability or efficiency can be given.  
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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: .....