

SKITTS

ESTATE AGENTS



**The Broadway,
Dudley, DY1 3EH**

Offers in Excess of £255,000

01902 686868

We Value Your Home



A traditional semi-detached property extremely well presented throughout, situated in a popular residential area local to a range of amenities. This impressive three bedroom family home is tastefully decorated and benefits from central heating, double glazing, conservatory, off road parking plus garage and a delightful rear garden. The property is protected by a passive infra-red burglar alarm and RING security system.

The accommodation briefly comprises: entrance porch, reception hall, sitting room, living area with conservatory off, kitchen area with access into the garage, three first floor bedrooms and a bathroom.

INTERIOR VIEWING IS HIGHLY RECOMMENDED.

Approach By way of block paved driveway providing off road parking past tarmac area.

Entrance Porch Having double glazed doors.

Reception Hall Having under stairs cupboard, laminate flooring and central heating radiator.

Sitting Room 13' 1" x 10' 2" (3.98m x 3.10m) Having ceiling light/fan, laminate flooring, central heating radiator and double glazed bay window.

Living Area 17' 4" x 13' 1" (5.28m x 3.98m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and double glazed window.

Kitchen Area 14' 5" x 7' 8" (4.39m x 2.34m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Range of fitted wall cupboards, pantry area with plumbing for washing machine, ceramic wall and floor tiles. Central heating radiator, double glazed windows and french doors leading out.

Conservatory 12' 9" x 7' 0" (3.88m x 2.13m) Having ceiling light/fan, ceramic floor tiling, central heating radiator, double glazed windows and door to the rear garden.

Landing Having double glazed window and loft hatch for access by way of retractable ladder to boarded loft.

Bedroom One 13' 4" x 10' 3" (4.06m x 3.12m) Having feature fireplace, central heating radiator and double glazed bay window.

Bedroom Two 13' 3" x 10' 3" (4.04m x 3.12m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 9' 8" x 7' 1" (2.94m x 2.16m) Having central heating radiator and double glazed window.

Bathroom 7' 6" x 5' 7" (2.28m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, storage cupboard, laminate flooring, central heating radiator and double glazed window.



Rear Garden Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

Garage 14' 6" x 8' 7" (4.42m x 2.61m) 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.

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.



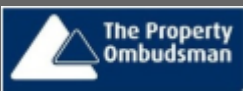


Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and other data are approximate and do not constitute any warranty or responsibility for accuracy or completeness. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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: