

SKITTS

ESTATE AGENTS



Meadow View, Sedgley
Dudley, DY3 3EX

£324,950

01902 686868

We Value Your Home



A well maintained detached property occupying a delightful and quiet position in an extremely popular residential area local to a range of amenities. This impressive four bedroom family home offers spacious accommodation and must be seen to be appreciated.

The property is tastefully decorated and benefits from numerous noteworthy features including: spacious living room plus dining room, kitchen fitted with integrated appliances, a useful downstairs cloaks, a modern bathroom, off road parking plus garage and a private garden to the rear. The property is also centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having under stairs cupboard and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, central heating radiator and double glazed window.

Living Room 19' 6" x 13' 3" (5.94m x 4.04m) Having pebble effect electric fire with marble type surround, hearth and fireplace, three wall light points, two central heating radiators and two double glazed windows.

Dining Room 10' 2" x 9' 4" (3.10m x 2.84m) Having central heating radiator and double glazed french doors to the rear garden.

Kitchen 10' 8" x 10' 3" (3.25m x 3.12m) 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. Integrated refrigerator, plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall and floor tiles. Central heating radiator, double glazed window and door leading out.

Landing Having airing cupboard, loft hatch for access and double glazed window.

Bedroom One 10' 6" x 10' 3" (3.20m x 3.12m) Having central heating radiator and double glazed window.

Bedroom Two 11' 0" x 9' 9" (3.35m x 2.97m) Having built in cupboard, central heating radiator and double glazed window.

Bedroom Three 11' 3" x 9' 5" (3.43m x 2.87m) Having built in cupboard, laminate flooring, central heating radiator and double glazed window.

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



Bathroom 7' 2" x 6' 4" (2.18m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, shaver point, central heating radiator and double glazed window.

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

Garage 17' 3" x 8' 0" (5.25m x 2.44m) Having 'Up & Over' door, light and power points. Double glazed door to the rear garden.

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: 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.**

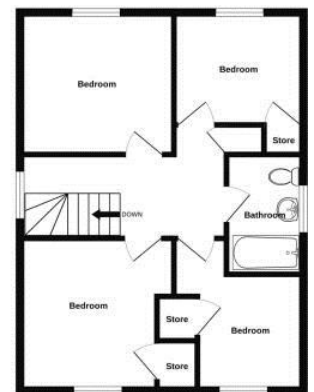
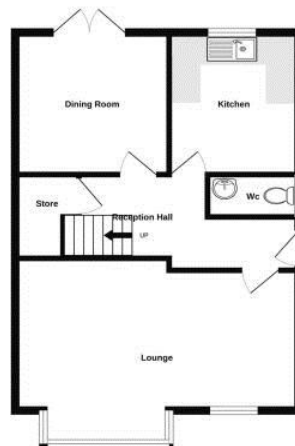
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Ground Floor

1st Floor

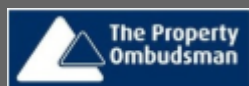


Measurements are approximate. Not to scale. Illustration purposes only. Issue with Marketing 02/23

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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: