



**Cardoness Place,
Dudley, DY1 2QL**

£169,950



An immaculately presented property occupying a delightful and quiet position in an extremely popular residential area. This stunning home has been improved throughout and is well maintained to a particularly high standard, with interior viewing highly recommended.

Thought to be an ideal first time home, this mid town house property benefits from two double bedrooms, a delightful living room, stylish dining kitchen and shower room, central heating, uPVC double glazing, off road parking and a private rear garden.

INTERIOR VIEWING HIGHLY RECOMMENDED

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

Entrance Porch Having composite front door and ceramic floor tiling.

Living Room 14' 1" x 12' 1" (4.29m x 3.68m) Having coal effect electric fire with feature fireplace, central heating radiator, double glazed window and stairs off.

Dining Kitchen 12' 2" x 10' 3" (3.71m x 3.12m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood, integrated refrigerator and freezer. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles and Karndean flooring. Central heating radiator, double glazed window and double glazed door to rear garden.

Landing Having loft hatch for access.

Bedroom One 12' 2" x 10' 7" (3.71m x 3.22m) Having airing cupboard, central heating radiator and double glazed window.

Bedroom Two 10' 6" x 6' 9" (3.20m x 2.06m) Having central heating radiator and double glazed window.

Shower Room 7' 3" x 4' 9" (2.21m x 1.45m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail and double glazed window.

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



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.

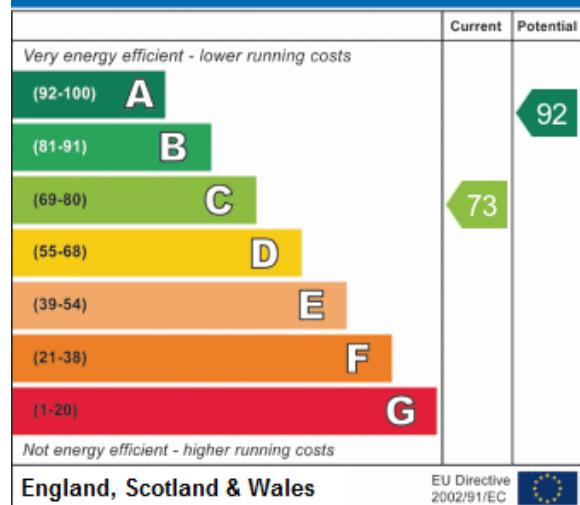
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Energy Efficiency Rating



**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net

