

SKITTS

ESTATE AGENTS



Bilston Street, Sedgley
Dudley, DY3 1JA

£260,000

01902 686868

We Value Your Home



A rare opportunity to purchase a particularly delightful and deceptively spacious semi-detached family home with three bedrooms and a double garage to the rear.

This impressive property is presented throughout to a high standard offering a range of original type features that must be seen to be appreciated.

Conveniently situated in a popular residential area within walking distance from Sedgley Town centre and a range of amenities including shops, schools and public transport services.

This stunning home benefits from a range of noteworthy features including: central heating (Worcester combination boiler), double glazing, living room plus sitting room with parquet flooring and cast iron burner, an impressive dining kitchen with Rangemaster cooker plus utility area, two double bedrooms to the first floor, ensuite shower room and family bathroom.

There is a third bedroom on the second floor with built-in wardrobe area. To the rear is a pleasant and low maintenance rear garden with summer house and access to the double garage.

Living Room 17' 9" x 14' 6" (5.41m x 4.42m) Having feature original type fireplace, feature flush ceiling spot lights, under stairs storage cupboard, two central heating radiators, timber flooring, double glazed window and composite front door.

Sitting Room 15' 0" x 12' 4" (4.57m x 3.76m) Having cast iron multi fuel burner, flush ceiling spot lights, parquet flooring, central heating radiator and stairs to the first floor.

Kitchen 20' 4" x 15' 9" (6.19m x 4.80m) (Max) Having inset ceramic sink top with fitted base units and timber type work tops, range of fitted wall cupboards, fitted Leisure Rangemaster cooker with 4 ring gas hob and plate warmer. Cast iron multi fuel burner in feature surround, ceramic wall tiles, flush ceiling spot lights, two central heating radiators, laminate flooring, ceramic floor tiling, Velux window, two double glazed windows and door leading out to the side area.

Utility Having inset stainless steel sink top with fitted base unit and decorative laminate work top, plumbing for washing machine, wall cupboards and wall mounted Worcester combination boiler. Ceramic floor tiling, central heating radiator, double glazed window and double glazed door to the rear garden.

Downstairs WC Having low flush WC, ceramic floor tiling, central heating radiator and double glazed window.

Landing Having flush ceiling spot lights and stairs to the second floor.

Bedroom One 14' 0" x 11' 7" (4.26m x 3.53m) Having built in wardrobe, laminate flooring, central heating radiator and double glazed window.

Bedroom Two 12' 1" x 11' 7" (3.68m x 3.53m) Having central heating radiator and double glazed window.

En-suite Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.



Bathroom 6' 7" x 6' 4" (2.01m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, two wall light points, chrome heated towel rail and single glazed window.

Bedroom Three (Loft Room) 16' 6" x 14' 9" (5.03m x 4.49m) Having wardrobe area, central heating radiator and two Velux windows.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, power points, numerous flowers and flowering shrubs.

Summer House Having light and power points, laminate flooring, two double glazed window and double glazed door.

Double Garage (Rear) 18' 6" x 15' 8" (5.63m x 4.77m) Having roller shutter 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.

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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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: