



**Chevening Close, Sedgley**  
Dudley, DY3 1BE

**£235,000**



An extremely pleasant detached bungalow occupying a delightful and quiet position at the head of a cul-de-sac in a popular residential area a short distance from Sedgley Town centre and a range of amenities.

This impressive home has been well maintained throughout and improved in recent years that simply must be seen to be appreciated.

The position of the property is one of the finest features with spacious and tasteful decorating also noteworthy features. This outstanding bungalow benefits from central heating, double glazing, two bedrooms with built in wardrobes, a fitted kitchen, modern bathroom, off road parking plus a garage and a private and enclosed garden to the rear.

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

**Reception Hall** Having double glazed front door, storage cupboards and central heating radiator.

**Living Room** 22' 6" x 10' 3" (6.85m x 3.12m) Having coal effect gas fire with marble type surround, hearth and fireplace, two central heating radiators, double glazed window and double glazed sliding patio doors to rear garden.

**Kitchen** 12' 3" x 7' 3" (3.73m x 2.21m) 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. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles. Cupboard housing combination boiler, central heating radiator and double glazed window.

**Bedroom One** 12' 8" x 9' 8" (3.86m x 2.94m) Having built in wardrobes with sliding doors, central heating radiator and double glazed bow window.

**Bedroom Two** 9' 8" x 8' 0" (2.94m x 2.44m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

**Shower Room** 7' 1" x 5' 5" (2.16m x 1.65m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail, airing cupboard with central heating radiator and double glazed window.

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

**Garage** 18' 4" x 8' 9" (5.58m x 2.66m) 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.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

