



**Brownswall Road, Sedgley**  
Dudley, DY3 3NT

**£265,000**



A well maintained semi-detached property situated in an extremely popular residential area a short distance from Sedgley centre and a range of amenities. This impressive three bedroom family home offers spacious accommodation and is tastefully decorated throughout.

The property benefits from numerous noteworthy features including: a spacious sitting/dining room with patio doors out, fitted kitchen with useful WC off, central heating, double glazing, a modern first floor shower room with separate WC and a delightful rear garden. There is off road parking and a garage. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

**Council Tax Band C. Energy Rating C. Tenure FREEHOLD.**

**Approach** By way of block paved driveway providing off road parking past fore garden.

**Entrance Porch** Having double glazed sliding door and windows.

**Reception Hall** Having double glazed front door, under stairs cupboard and central heating radiator.

**Living Room** 26' 1" x 10' 9" (7.94m x 3.27m) Having coal effect gas fire with marble type surround, hearth and fireplace, two central heating radiators, double glazed window and double glazed sliding patio door to the rear garden.

**Kitchen** 13' 8" x 8' 6" (4.16m x 2.59m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, double glazed window and door leading out. WC off: Having low flush WC.

**Landing** Having loft hatch for access, central heating radiator, double glazed window and WC off: having low flush WC and double glazed window.

**Bedroom One** 13' 9" x 11' 0" (4.19m x 3.35m) Having central heating radiator and double glazed window.

**Bedroom Two** 12' 8" x 10' 0" (3.86m x 3.05m) Having central heating radiator and double glazed window.

**Bedroom Three** 8' 2" x 7' 2" (2.49m x 2.18m) Having central heating radiator and double glazed window.

**Shower Room** 7' 8" x 4' 9" (2.34m x 1.45m) Having shower cubicle, pedestal wash hand basin, part ceramic wall and floor tiling. Airing cupboard housing Worcester combination boiler, central heating radiator and two double glazed windows.

**Rear Garden** Having paved patio area, neat lawn area, garden shed, numerous flowers and flowering shrubs.







**Garage 20' 6" x 8' 3" (6.24m x 2.51m)** Having 'Up & Over' door, light and power points, cold water tap, double glazed window and door to the rear garden.

**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**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: C**  
**EPC RATING: C**

**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.

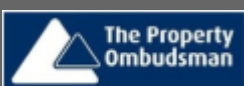




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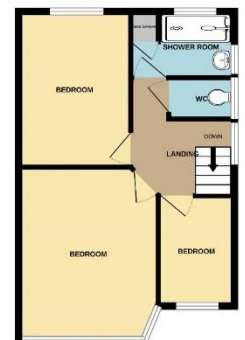
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GROUND FLOOR

1ST FLOOR



We have every attempt to ensure the accuracy of the description contained herein, measurements of areas, distances, rooms and any other feature are approximate and not intended to be used as such for any purpose other than a guide. The vendor, agent or solicitor is not responsible for any errors or omissions. Please refer to the full particulars for further details.

**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: .....