



Bath Street, Sedgley
Dudley, DY3 1LS

£220,000



A particularly delightful three bedroom family home with conservatory and a stunning garden to the rear that must be seen.

This deceptively spacious mid terraced property has been well maintained and is situated in a popular residential area local to a range of amenities and a short distance from Sedgley Town centre.

The well presented property is thought to be an ideal family home and benefits from central heating, double glazing, downstairs WC, first floor bathroom with separate bath and shower cubicle, off road parking and an extensive rear garden with patio area, lawn areas, summer house, garden shed and fish pond.

Approach By way of tarmac drive providing off road parking for three vehicles and pathway.

Entrance Porch Double glazed windows and door.

Reception Hall Composite front door, under stairs cupboard and central heating radiator.

Living Room 15' 0" x 11' 9" (4.57m x 3.58m) Coal effect electric fire with marble type surround, hearth and fire-place, laminate flooring, central heating radiator and double glazed bow window.

Kitchen 18' 3" x 8' 7" (5.56m x 2.61m) (Max) Inset ceramic type sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob, plumbing for a washing machine and range of fitted wall cupboards. Ceramic wall tiling, laminate flooring, under stairs storage cupboard, central heating radiator, two double glazed windows and door leading out.

WC Low flush WC and double glazed window.

Conservatory 10' 0" x 9' 7" (3.05m x 2.92m) Having one wall light point, central heating radiator, double glazed windows and door leading out to the rear garden.

Landing Loft hatch for access.

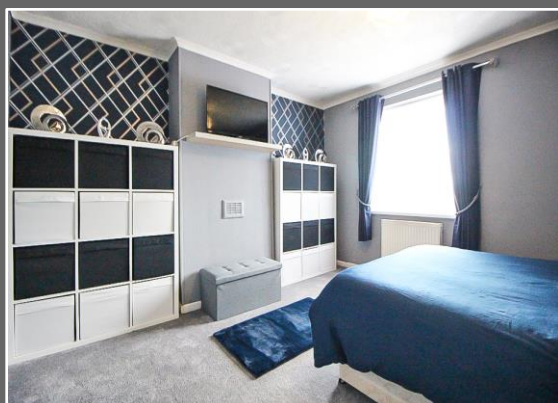
Bedroom One 12' 8" x 12' 1" (3.86m x 3.68m) Central heating radiator and double glazed window.

Bedroom Two 13' 9" x 8' 0" (4.19m x 2.44m) Central heating radiator and double glazed window.

Bedroom Three 10' 3" x 7' 9" (3.12m x 2.36m) Laminate flooring, central heating radiator and double glazed window.

Bathroom 8' 8" x 7' 5" (2.64m x 2.26m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard housing 'Worcester' combination boiler, central heating radiator and double glazed window.





Rear Garden Extensive, enclosed and private from neighbouring properties, paved patio area, cold water tap outside power points, neat lawn areas, further patio area, summer house, garden shed, fish pond and gated side access.

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.

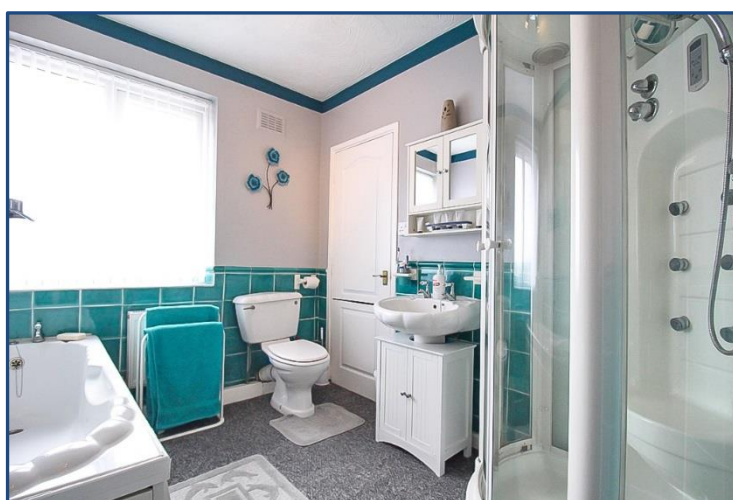
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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

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GROUND FLOOR



1ST FLOOR

