



Turls Hill Road, Sedgley
Dudley, DY3 1HG

£310,000



An immaculately presented, three bedroom traditional semi detached family home, ideally located close to Sedgley village centre and good schools.

This well maintained property benefits from central heating, double glazing, a fitted kitchen diner, private rear garden plus garage and off-road parking.

The property has been extended and interior viewing is **HIGHLY** recommended.

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

Reception Hall

Lounge 15' 6" x 12' 2" (4.72m x 3.71m) Having inset living flame gas fire with feature fireplace, wall light points, central heating radiator and double glazed bay window.

Dining Room 15' 7" x 11' 6" (4.75m x 3.50m) Having wall light points, central heating radiator and french doors to the rear garden.

Kitchen 16' 5" x 7' 10" (5.00m x 2.39m) Having inset stainless steel sink with fitted base units and work tops, built in double oven, hob and cooker hood. Wall cupboards, ceramic wall and floor tiling, ceiling spot lights, double glazed windows and double glazed door.

Landing

Bedroom One 12' 0" x 11' 9" (3.65m x 3.58m) Having central heating radiator and double glazed window.

Bedroom Two 12' 0" x 11' 5" (3.65m x 3.48m) Having central heating radiator and double glazed window.

Bedroom Three 8' 11" x 6' 7" (2.72m x 2.01m) Having central heating radiator and double glazed window.

Shower Room Having white suite comprising: shower cubicle, wash hand basin built into vanity unit and low flush WC. Wall and floor tiling, chrome heated towel rail and double glazed window.

Rear Garden Having paved patio areas, neat lawn areas, numerous flowers and flowering shrubs.

Garage Having 'Up & Over' door.





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.

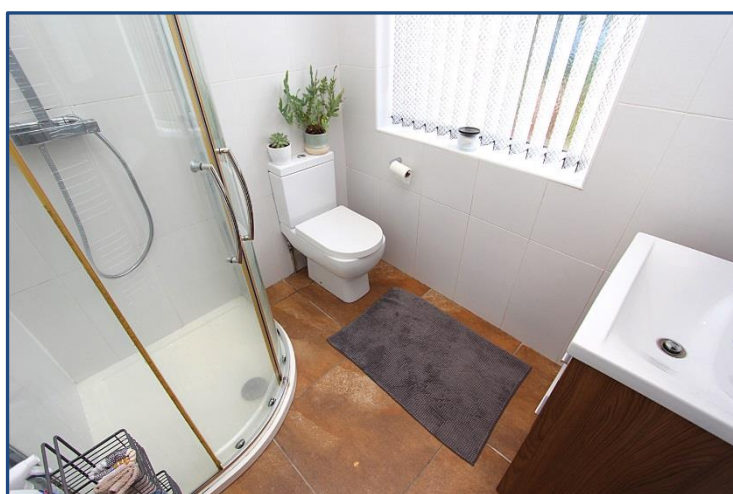
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.**

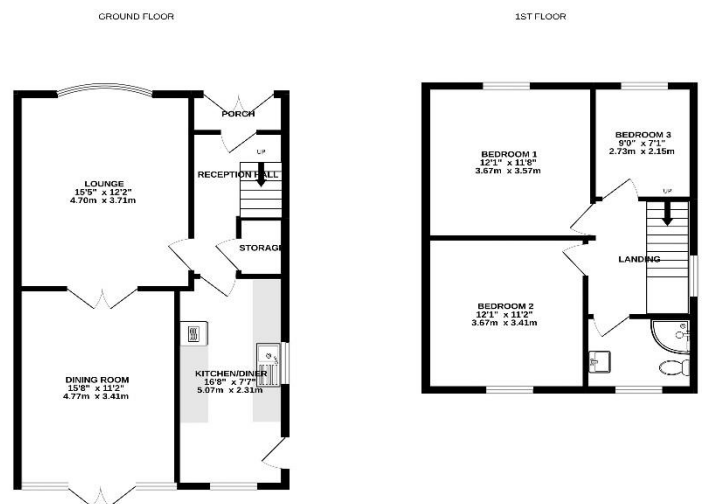
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





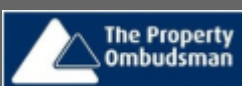
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78

EU Directive 2002/91/EC



While every effort has been made to ensure the accuracy of the floorplan, the vendor does not accept any liability for any errors or omissions. The floorplan is for information only and should not be used as a basis for any decision. The floorplan is not to scale and should not be used as a basis for any decision. The floorplan is not to scale and should not be used as a basis for any decision.

15 Dudley Street
Sedgley
DY3 1SA
01902 686868
sedgley@skitts.net



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