

SKITTS

ESTATE AGENTS



Swallowfields Road, Sedgley
Dudley, DY3 3TR

£275,000

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We Value Your Home



An impressive semi-detached property offering spacious family accommodation and for sale with no upward chain. This well presented three bedroom home occupies a delightful position in an extremely popular residential area with easy access into Alder Coppice Nature Reserve.

The property has been well maintained throughout and benefits from central heating, double glazing, off road parking for numerous vehicles plus garage and a private garden to the rear.

Further noteworthy features include: two good size reception rooms, a stunning fitted kitchen with a useful utility area off, downstairs cloaks, a modern first floor bathroom and storage in all three bedrooms. A range of amenities including shops, schools and public transport services are close to hand. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of paved driveway providing off road parking for numerous vehicles.

Reception Hall Having double glazed front door and central heating radiator.

Living Room 15' 4" x 11' 7" (4.67m x 3.53m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and double glazed bow window.

Dining Room 15' 2" x 10' 5" (4.62m x 3.17m) Having pantry, ceramic floor tiling, central heating radiator, double glazed window and double glazed french doors leading out.

Kitchen 11' 5" x 7' 9" (3.48m x 2.36m) Having inset stainless steel sink top with fitted base units and Granite work tops, built in oven with five ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiles, sky light, flush ceiling spot lights, central heating radiator and door leading into the garage.

Utility Having plumbing for washing machine, flush ceiling spot lights, ceramic wall and floor tiling. WC off: Having low flush WC, wash hand basin, ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Landing Having airing cupboard housing combination boiler, loft hatch for access by way of retractable ladder and double glazed window.

Bedroom One 13' 1" x 8' 5" (3.98m x 2.56m) Having built in wardrobes, central heating radiator and double glazed window.

Bedroom Two 10' 9" x 8' 8" (3.27m x 2.64m) Having built in wardrobe, central heating radiator and double glazed window.

Bedroom Three 9' 9" x 6' 5" (2.97m x 1.95m) Having storage cupboard, central heating radiator and double glazed window.



Bathroom 8' 0" x 6' 5" (2.44m x 1.95m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, laminate flooring, central heating radiator and double glazed window.

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

Garage 18' 7" x 8' 7" (5.66m x 2.61m) Having electric 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.

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.



