

# SKITTS

ESTATE AGENTS



**Oakleigh Drive, Sedgley**  
Dudley, DY3 3LH

**£350,000**

01902 686868

**We Value Your Home**

An extremely well maintained link-detached property occupying a delightful position in a delight cul-de-sac location.



This impressive three bedroom home offers spacious family accommodation and benefits from central heating, double glazing (where specified), ample off road parking, carport plus garage and a private garden to the rear.

The property is conveniently located close to Sedgley Town centre and a range of amenities including shops, schools and public transport services.

Interior viewing is HIGHLY recommended to fully appreciate this outstanding family home.

**Approach** By way of driveway providing off road parking past lawn fore-garden.

**Reception Hall** Timber flooring.

**Downstairs Cloakroom** Having low flush WC, wash hand basin built into vanity unit, ceramic wall tiling, central heating radiator, timber flooring and double glazed window.

**Living Room** 18' 7" x 12' 0" (5.66m x 3.65m) Having brick type surround, hearth and fireplace, central heating radiator and double glazed window.

**Dining Room** 10' 5" x 10' 0" (3.17m x 3.05m) Having central heating radiator and double glazed doors leading out to the rear garden.

**Office/Playroom** 7' 8" x 6' 7" (2.34m x 2.01m) Having central heating radiator and double glazed window.

**Kitchen** 15' 1" x 9' 0" (4.59m x 2.74m) Belfast type sink with fitted base units and wooden type work tops, built-in double oven, electric hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiling, central heating radiator and double glazed window.

**Utility** 9' 3" x 7' 9" (2.82m x 2.36m) Inset stainless steel sink with work top, plumbing for washing machine, central heating radiator, double glazed window and door leading out.

**Landing** Having double glazed window, airing cupboard housing combination boiler and loft hatch for access.

**Bedroom One** 13' 0" x 9' 9" (3.96m x 2.97m) Built-in wardrobe, central heating radiator and double glazed window.

**Bedroom Two** 11' 7" x 10' 0" (3.53m x 3.05m) Central heating radiator and double glazed window.

**Bedroom Three** 9' 9" x 8' 7" (2.97m x 2.61m) Built-in cupboard with central heating radiator, central heating radiator and double glazed window.



**Bathroom** Having White suite comprising: free standing bath, shower cubicle with shower fitting, wash hand basin built-in vanity unit and low flush WC. Ceramic wall tiling, flush ceiling spot lights, chrome heated towel rail and double glazed window.

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

**Garage** Split into two storage spaces. Having Up and 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.

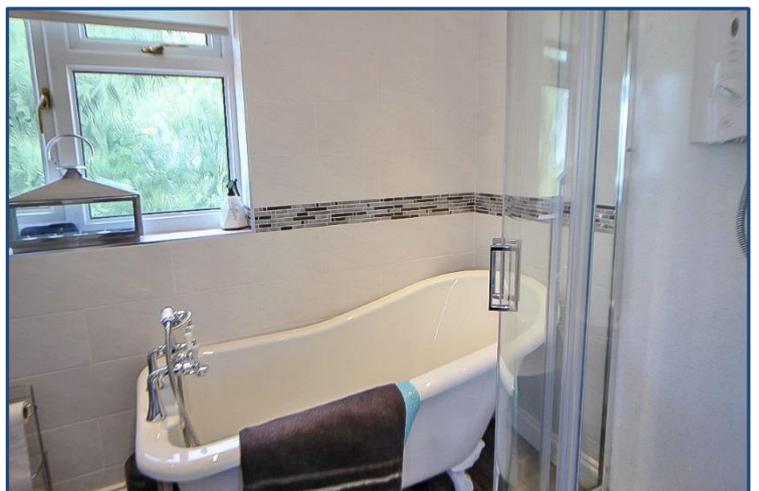
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	70
(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	

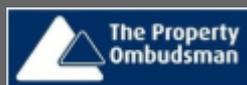
GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other details are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The correct, current and complete version has not been issued and no guarantee as to their accuracy or efficiency can be given. Made with Hoxpox 03/22

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**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 : .....