



**Arcal Street, Sedgley
Dudley, DY3 1TQ**

£250,000



An extremely well maintained and improved semi-detached property situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre. This particularly delightful three bedroom family home offers spacious accommodation and interior viewing is highly recommended.

The property is presented throughout to a high standard and tastefully decorated. Noteworthy features include: a spacious living room with feature fireplace and French doors out to the rear garden, stylish dining kitchen with integrated refrigerator, a stylish first floor bathroom, an impressive main bedroom with two further good size bedrooms and a garage.

There is off road parking to the front for numerous vehicles plus a carport and to the rear is a pleasant garden with patio area, lawn area, decking area and gated side access. The property is protected by a burglar alarm system. Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

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

Entrance Porch Having laminate flooring, double glazed door and windows.

Reception Hall Having double glazed sliding door, central heating radiator and laminate flooring.

Living Room 16' 4" x 10' 11" (4.97m x 3.32m) Having coal effect electric fire with feature fireplace, two central heating radiators, laminate flooring, double glazed windows and french doors leading out.

Dining Kitchen 17' 3" x 7' 8" (5.25m x 2.34m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator and range of fitted wall cupboards. Under stairs cupboard, ceramic wall tiling, central heating radiator, double glazed window and door leading into garage.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 15' 9" x 11' 2" (4.80m x 3.40m) Having laminate flooring, central heating radiator and two double glazed windows.

Bedroom Two 10' 9" x 8' 6" (3.27m x 2.59m) Having central heating radiator and double glazed window.

Bedroom Three 11' 2" x 7' 0" (3.40m x 2.13m) Having central heating radiator and double glazed window.

Bathroom 6' 4" x 6' 4" (1.93m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.



Garage 16' 1" x 8' 4" (4.90m x 2.54m) Having 'Up & Over' door, light and power points. Wall mounted Worcester combination boiler and plumbing for washing machine.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Gravel area, timber decking area, garden shed 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.

COUNCIL TAX BAND: C

EPC RATING: D

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.

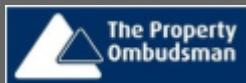




**15 Dudley Street
Sedgley
DY3 1SA**

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GROUND FLOOR

495 sq. ft. (46.0 sq.m.) approx.

1ST FLOOR

407 sq. ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq. ft. (83.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans, measurements are approximate and should be used as a guide only. Prospective buyers must not rely on them as facts and must satisfy themselves by inspection or otherwise. They give no guarantee as to their accuracy or completeness. Prospective buyers must not rely on them as facts and should seek professional advice if necessary. The vendor does not make any representations or warranties in relation to the floorplans.

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: