



**Eversley Grove, Sedgley
Dudley, DY3 3RF**

£255,000

A well presented semi-detached property occupying a delightful and quiet position in an extremely popular residential area local to a range of amenities. This impressive three bedroom family home is offered for sale with NO UPWARD CHAIN.

The property is tastefully decorated and benefits from central heating, double glazing, off road parking plus detached garage and a private garden to the rear.

Further noteworthy features include: spacious living area with modern inset electric fire, dining area with patio door out, a stylish kitchen with breakfast bar, stylish first floor bathroom and a useful downstairs WC. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

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



Approach By way of concrete driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Hall Having composite front door and double glazed windows.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, ceramic wall tiling and double glazed window.

Living Area 15' 3" x 13' 0" (4.64m x 3.96m) Having inset log effect electric fire, central heating radiator and double glazed bow window.

Dining Area 13' 5" x 7' 3" (4.09m x 2.21m) Having central heating radiator and double glazed sliding door to the rear garden.

Kitchen 13' 2" x 7' 9" (4.01m x 2.36m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, pantry and breakfast bar. Ceramic wall tiling, central heating radiator, laminate flooring, double glazed window and door leading out.

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

Bedroom One 12' 5" x 9' 1" (3.78m x 2.77m) Having built in storage cupboard, central heating radiator and double glazed window.

Bedroom Two 11' 5" x 8' 6" (3.48m x 2.59m) Having range of built in wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 2" x 6' 4" (2.49m x 1.93m) Having central heating radiator and double glazed window.

Bathroom 7' 8" x 6' 3" (2.34m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated rail and double glazed window.



Garage 17' 0" x 8' 2" (5.18m x 2.49m) Having 'Up & Over' door, light and power points.

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

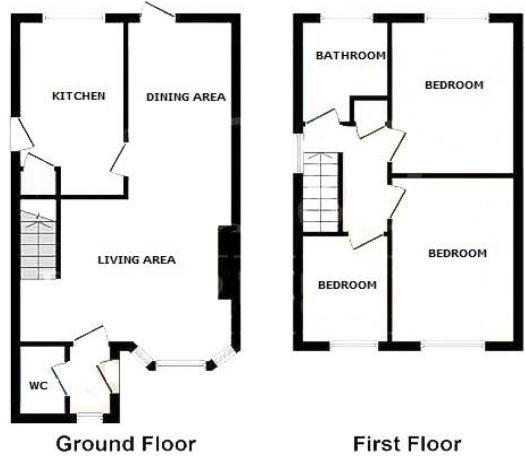
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.





**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net