

# SKITTS

ESTATE AGENTS



**High Park Close, Sedgley**  
Dudley, DY3 1RB

**£215,000**

01902 686868

**We Value Your Home**



Situated in a delightful and quiet cul-de-sac in a popular residential area within walking distance from Sedgley Town centre and a range of amenities, this particularly pleasant semi-detached family home has been well maintained.

The property offers spacious accommodation and benefits from central heating, double glazing, two reception rooms plus a sun room, fitted kitchen, downstairs wet room and first floor bathroom, three bedrooms and off road parking. There is a neat garden to the rear with patio area and lawn area.

#### INTERIOR VIEWING IS HIGHLY RECOMMENDED

**Approach** By way of tarmac driveway providing off road parking past lawn fore garden and car port.

**Entrance Hall** Having double glazed front door.

**Living Room** 15' 8" x 10' 3" (4.77m x 3.12m) Having coal effect electric fire with fireplace, central heating radiator and two double glazed windows.

**Dining Area** 14' 0" x 8' 1" (4.26m x 2.46m) Having under stairs cupboard, central heating radiator and door to sun room.

**Kitchen** 22' 1" x 7' 6" (6.73m x 2.28m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and fitted wall cupboards. Ceramic wall and floor tiles, central heating radiator, double glazed window, door leading out and archway to dining area.

**Shower Room** 7' 5" x 7' 1" (2.26m x 2.16m) Having shower fitting, low flush WC, wall mounted wash hand basin, bidet, central heating radiator and double glazed window.

**Sun Room** 7' 9" x 6' 9" (2.36m x 2.06m) Having central heating radiator and double glazed window.

**Landing** Having loft hatch for access.

**Bedroom One** 13' 7" x 11' 4" (4.14m x 3.45m) Having built in wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 11' 4" x 10' 6" (3.45m x 3.20m) Having built in storage cupboard, central heating radiator and two double glazed windows.

**Bedroom Three** 7' 6" x 6' 0" (2.28m x 1.83m) Having central heating radiator and double glazed window.

**Bathroom** 7' 7" x 6' 0" (2.31m x 1.83m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator, airing cupboard and double glazed window.



**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap and neat lawn area.

**Garage** 15' 3" x 7' 9" (4.64m x 2.36m) Having 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.

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.





Information provided for general guidance only. The accuracy of the information is not guaranteed. The information is provided for general guidance only. The accuracy of the information is not guaranteed. The information is provided for general guidance only. The accuracy of the information is not guaranteed.

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DY3 1SA

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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>		73
(55-68)	<b>D</b>	55	
(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	