



**Burnell Way, Russells Hall Estate
Dudley, DY1 2PF**

£280,000



An impressive detached residence occupying a delightful corner position on a popular and modern development local to a range of amenities. This extremely well maintained and spacious family home with three bedrooms is stylishly presented, tastefully decorated and must be seen to be appreciated.

This stunning residence benefits from numerous noteworthy features including: a delightful living room with French doors out, a stylish dining kitchen fitted with integrated appliances, a useful downstairs WC, a modern first floor family bathroom plus ensuite shower room to the main bedroom and two further bedrooms.

There is off road parking to the side and a private rear garden with patio area and lawn area. The property is centrally heated, double glazed and protected by a burglar alarm system. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having composite front door, central heating radiator and ceramic tiled flooring.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 14' 9" x 13' 6" (4.49m x 4.11m) Having storage cupboard housing combination boiler, central heating radiator, two double glazed windows and double glazed french doors to the rear garden.

Dining Kitchen 16' 1" x 10' 7" (4.90m x 3.22m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, dishwasher and washing machine, range of fitted wall cupboards, ceramic wall and floor tiling. Flush ceiling spot lights, central heating radiator and two double glazed windows.

Landing Having central heating radiator and double glazed window.

Bedroom One 11' 3" x 11' 0" (3.43m x 3.35m) Having fitted wardrobes and storage cupboard, central heating radiator and double glazed window.

En-suite 8' 4" x 4' 7" (2.54m x 1.40m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Bedroom Two 11' 7" x 10' 5" (3.53m x 3.17m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 5" x 6' 4" (2.56m x 1.93m) Having fitted wardrobes, central heating radiator and two double glazed windows.





Bathroom 7' 4" x 5' 2" (2.23m x 1.57m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, storage cupboards, central heating radiator and double glazed window.

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

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 as your mortgage broker. 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.





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