



**Barn Avenue, Sedgley  
Dudley, DY3 3LD**

**£265,000**

An extremely well presented semi-detached property situated in a quiet and particularly delightful cul-de-sac location in a popular residential area.

This immaculate three bedroom family home benefits from central heating, double glazing, off road parking, a delightful rear garden and converted garage to the rear.

#### INTERIOR VIEWING IS HIGHLY RECOMMENDED

**Approach** By way of tarmac driveway providing off road parking.

**Entrance Porch** Having double glazed sliding doors.

**Reception Hall** Having double glazed front door and central heating radiator.

**Living Room** 14' 6" x 12' 5" (4.42m x 3.78m) Having pebble effect gas fire with marble type surround, hearth and fireplace, three wall light points, central heating radiator and double glazed bow window.

**Dining Kitchen** 19' 0" x 8' 4" (5.79m x 2.54m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring electric hob and cooker hood. Integrated dishwasher, wine rack, range of fitted wall cupboards and pantry. Ceramic wall tiles, central heating radiator, flush ceiling spot lights, Karndean flooring, double glazed window and French doors to rear garden.

**Landing** Having airing cupboard housing combination boiler and double glazed window.

**Bedroom One** 11' 6" x 9' 1" (3.50m x 2.77m) Having range of quality built in wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 11' 3" x 10' 2" (3.43m x 3.10m) Having central heating radiator and double glazed window.

**Bedroom Three** 8' 7" x 8' 2" (2.61m x 2.49m) Having central heating radiator and double glazed window.

**Bathroom** 7' 1" x 6' 10" (2.16m x 2.08m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, chrome heated towel rail, flush ceiling spot lights, laminate flooring and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Further patio area, garden shed and gated side access.



## Converted Garage

**Living Room** 13' 7" x 10' 7" (4.14m x 3.22m) Having central heating radiator, laminate flooring and two double glazed windows.

**Laundrette** 11' 3" x 6' 4" (3.43m x 1.93m) Having inset stainless steel sink top with fitted base unit, plumbing for washing machine, wall cupboard and laminate flooring. Central heating radiator, double glazed window and double glazed door.

**WC** Having low flush WC, wall mounted wash hand basin, laminate flooring and double glazed window.



**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.

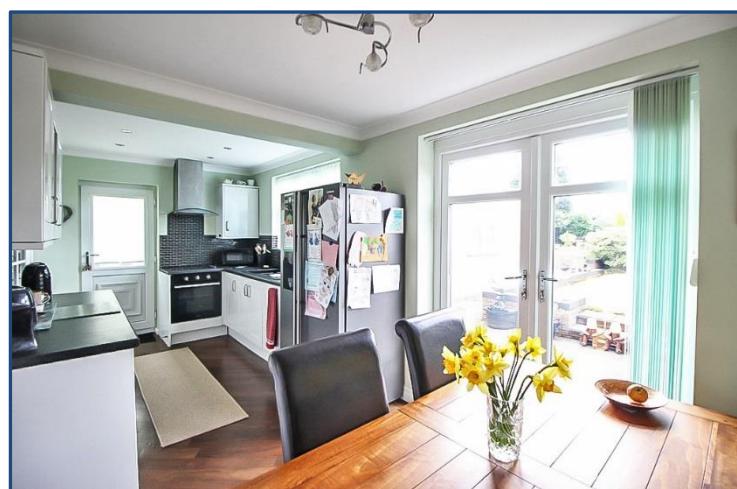
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

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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.





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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>		84
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(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	