



Greenacres, Sedgley
Dudley, DY3 3PX

£315,000



Occupying a particularly delightful corner position in a quiet cul-de-sac providing stunning views over open fields in a popular residential area. This spacious and extremely well maintained residence has been extended to provide excellent family accommodation and is offered for sale with no upward chain.

INTERIOR VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS IMPRESSIVE LINK-DETACHED PROPERTY.

The property is presented throughout to a good standard and benefits from uPVC double glazing, three good size bedrooms, two reception rooms, fitted kitchen, stylish shower room, useful downstairs WC, off road parking plus garage and pleasant gardens to the front, side and rear.

Approach Having tarmac driveway providing off road parking past neat lawn fore garden.

Entrance Porch Having double glazed sliding patio door.

Reception Hall Having under stairs cupboard.

Living Room 24' 6" x 13' 5" (7.46m x 4.09m) Having coal effect gas fire with briquette surround and hearth, four wall light points, serving hatch, double glazed bow window to the front and double glazed sliding patio door to rear garden.

Kitchen 15' 0" x 11' 2" (4.57m x 3.40m) (Max) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven, 4 ring gas hob and cooker hood. Integrated microwave, plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiles. Storage cupboard, Karndean flooring and double glazed window.

Dining Area 10' 1" x 8' 4" (3.07m x 2.54m) Having Karndean flooring, two double glazed windows and double glazed door to rear garden.

Inner Hall Having double glazed door to rear garden and WC off.

Downstairs WC Having low flush WC, wash hand basin and double glazed window.

Landing Having double glazed window.

Bedroom One 11' 7" x 11' 5" (3.53m x 3.48m) Having range of fitted wardrobes and double glazed window.

Bedroom Two 12' 0" x 10' 5" (3.65m x 3.17m) Having double glazed window with stunning open views to the front.

Bedroom Three 9' 4" x 8' 5" (2.84m x 2.56m) Having double glazed window.





Shower Room 8' 3" x 7' 8" (2.51m x 2.34m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, storage cupboards and two double glazed windows.

Rear Garden Having paved patio area, steps to neat lawn area, garden shed, numerous flowers and flowering shrubs.

Garage 18' 5" x 10' 2" (5.61m x 3.10m) 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.





GROUND FLOOR
APPROX. FLOOR
AREA 526 SQ. FT.
(76.7 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 462 SQ. FT.
(62.9 SQ. M.)

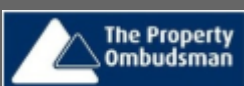
TOTAL APPROX. FLOOR AREA 1288 SQ. FT. (119.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	80
		EU Directive 2002/91/EC	
		England, Scotland & Wales	