



**Claremont Cottages, Bilston Street, Sedgley
Dudley, DY3 1JB**

£125,000

A pleasant bungalow enjoying a delightful position convenient for a range of amenities and walking distance to Sedgley Town centre.

This extremely well presented one bedroom home offers a low maintenance way of living and benefits from double glazing, lounge diner, fitted kitchen, double bedroom, shower room, off road parking and neat gardens to the front and to the rear.



Approach By way of pathway past lawn area.

Reception Hall Having double glazed front door, electric heater, airing cupboard, storage cupboard and Karndean flooring.

Lounge/Diner 16' 8" x 12' 1" (5.08m x 3.68m) Having coal effect electric fire with marble type surround, hearth and fireplace, double glazed window and double glazed french doors to rear garden.

Kitchen 10' 6" x 5' 4" (3.20m x 1.62m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, Karndean flooring and double glazed window.

Bedroom 13' 4" x 8' 3" (4.06m x 2.51m) Having double glazed window with secondary panels.

Shower Room 6' 6" x 5' 5" (1.98m x 1.65m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan and loft hatch for access.

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

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.





GROUND FLOOR



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Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective buyers are advised to make their own arrangements to inspect the property before purchase. No warranty is given in respect of any fixtures, fittings or services. The services, systems and appliances shown have not been tested and no guarantee is given as to their current or effective condition.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	95	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		