



**Bosworth Close, Woodsetton
Dudley, DY3 1BJ**

£155,000

A well maintained family home with three bedrooms situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley Town centre.

This surprisingly spacious leasehold mid town house property is offered for sale with no upwards chain and benefits from central heating plus double glazing.



Tenure The property is currently leasehold with approximately 71 years remaining. Mortgage approval may be limited.

Entrance Porch Having double glazed front door.

Living Room 15' 7" x 14' 6" (4.75m x 4.42m) Having pebble effect electric fire with marble type surround, hearth and fireplace, central heating radiator and double glazed bow window.

Dining Kitchen 17' 8" x 11' 3" (5.38m x 3.43m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, wall mounted combination boiler, ceramic wall tiles, central heating radiator and double glazed window.

Lobby Having double glazed door to rear garden and WC off: Having low flush WC, wall mounted wash hand basin and central heating radiator.

Landing Having central heating radiator.

Bedroom One 11' 3" x 9' 0" (3.43m x 2.74m) Having built in wardrobe and storage cupboard, central heating radiator and double glazed window.

Bedroom Two 12' 3" x 7' 5" (3.73m x 2.26m) Having central heating radiator and double glazed window.

Bedroom Three 8' 9" x 7' 1" (2.66m x 2.16m) Having built in wardrobe, central heating radiator and double glazed window.

Wet Room 8' 4" x 5' 9" (2.54m x 1.75m) Having shower fitting, wall mounted wash hand basin and low flush WC. Ceramic wall tiling, extractor fan and central heating radiator.

Rear Garden Having paved patio, cold water tap and gated rear access.





TENURE: Leasehold. 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.

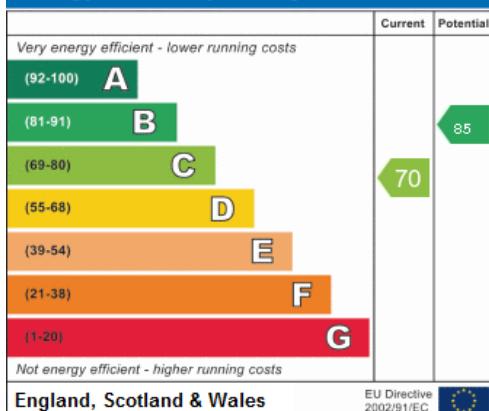
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Energy Efficiency Rating



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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

