



**Carlton Close, Woodsetton**  
Dudley, DY1 4PF

**£220,000**



Introducing this pleasant three-bedroom, semi-detached house nestled in a quiet cul-de-sac location. While it may require some modernisation, the property has been well maintained and is ideal for a family.

The property is offered for sale with no upward chain and benefits from two reception rooms, a fitted kitchen, bathroom with separate bath and shower cubicle, central heating and the added insulation of double glazing, ensuring warmth and energy efficiency throughout the year.

The private rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, lawn area and a range of flowers and flowering shrubs.

Amenities including shops, schools and public transport services are close to hand. This property presents an incredible opportunity to customise and add your personal touch, turning it into the home of your dreams. Don't miss the chance to make this house your own, as it has the potential to become a perfect family haven in this peaceful residential area. Contact us today to arrange a viewing. The property is located in a coal mining area. Mining report available upon request.

**Council Tax Band C. Energy Rating D. Tenure FREEHOLD.**

**Approach** By way of tarmac driveway providing off road parking past lawn fore garden.

**Entrance Porch** Having double glazed front door.

**Reception Hall** Having under stairs storage cupboard and central heating radiator.

**Living Room** 14' 1" x 11' 4" (4.29m x 3.45m) Having feature fireplace, central heating radiator and double glazed window.

**Dining Room** 11' 3" x 11' 11" (3.43m x 3.63m) Having coal effect gas fire with feature fireplace and double glazed sliding door to rear garden.

**Kitchen** 14' 6" x 7' 11" (4.42m x 2.41m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator, double glazed window and door leading out.

**Landing**

**Bedroom One** 13' 9" x 11' 4" (4.19m x 3.45m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 4" x 11' 3" (3.45m x 3.43m) Having central heating radiator and double glazed window.

**Bedroom Three** 9' 0" x 7' 11" (2.74m x 2.41m) Having storage cupboard, central heating radiator and double glazed window.







**Bathroom** 8' 9" x 7' 1" (2.66m x 2.16m) Having panelled bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard, loft hatch for access, central heating radiator and double glazed window.

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

**Garage** 15' 7" x 8' 0" (4.75m x 2.44m) Having 'Up & Over' door, 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.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

**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 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.

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.





GROUND FLOOR

1ST FLOOR

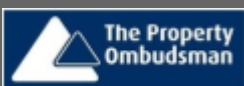


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and so on are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plan. (Scale 1:500) (02/03)

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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:** .....