

SKITTS

ESTATE AGENTS



Birch Road, Sedgley
Dudley, DY3 1LW

£159,950

01902 686868

We Value Your Home



A well presented family home situated in an extremely popular residential area local to a range of amenities with Sedgley Town centre being close to hand.

This particularly delightful three bedroom terraced property offers substantial accommodation and is for sale with no upward chain.

The property has been well maintained throughout and benefits from central heating, double glazing, lounge, dining kitchen plus utility room, first floor bathroom, out buildings with WC, rear garden and off road parking.

Approach Having block paved driveway providing off road parking.

Reception Hall Having double glazed front door, double glazed window, central heating radiator and under stairs cupboard.

Lounge 15' 0" x 10' 7" (4.57m x 3.22m) Having wall mounted pebble effect electric fire, central heating radiator and double glazed window.

Dining Kitchen 19' 1" x 11' 4" (5.81m x 3.45m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles, central heating radiator, double glazed window and double glazed patio doors to rear garden.

Utility Having fitted laminate work top with fitted base units, wall cupboards, ceramic wall and floor tiles. Central heating radiator and double glazed door to front and back.

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

Bedroom One 12' 9" x 12' 3" (3.88m x 3.73m) Having central heating radiator and double glazed window.

Bedroom Two 13' 11" x 13' 5" (4.24m x 4.09m) (max) Having central heating radiator and double glazed window.

Bedroom Three 10' 6" x 7' 7" (3.20m x 2.31m) Having central heating radiator and double glazed window.

Bathroom 8' 2" x 6' 2" (2.49m x 1.88m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Having paved patio area, lawn area, numerous flowers and flowering shrubs. Outside WC and outbuilding.



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.

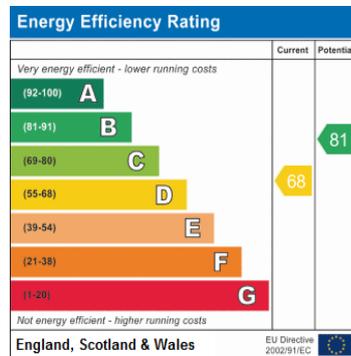
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: