



**Snowdon Rise, Sedgley  
Dudley, DY3 3YJ**

**£399,000**



An extremely well presented family home occupying a particularly delightful and quiet position in a pleasant cul-de-sac. This impressive detached property with four bedrooms has been improved in recent years to an exceptional standard and must be seen to be appreciated.

Offering substantial and well maintained accommodation throughout, this immaculate family residence benefits from a range of noteworthy features including: - two reception rooms, a fitted breakfast kitchen plus utility, family bathroom plus ensuite shower room, 'Karndean' flooring across the ground floor, central heating, uPVC double glazing, off road parking plus double length garage and a private rear garden to the rear.

The property is situated in a popular residential area local to a range of amenities including shops, schools, public transport services and Sedgley Town centre is a short distance away.

#### INTERIOR VIEWING IS HIGHLY RECOMMENDED



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

**Reception Hall** Having composite front door, Karndean flooring, central heating radiator and WC off.

**Downstairs WC** Low flush WC, pedestal wash hand basin, Karndean flooring, extractor fan and central heating radiator.

**Living Room** 23' 4" x 11' 9" (7.11m x 3.58m) Having coal effect gas fire with Limestone surround, hearth and fire-place, Karndean flooring, two central heating radiators, double glazed bow window to the front and double glazed French doors leading out to the rear garden.

**Dining Room** 10' 6" x 9' 6" (3.20m x 2.89m) Karndean flooring, central heating radiator and double glazed window to the front.

**Breakfast Kitchen** 13' 0" x 9' 8" (3.96m x 2.94m) Inset 'Belfast' ceramic sink with a range of fitted base units and timber work tops, fitted breakfast bar and fitted wall cupboards with concealed lighting. 'Cannon' range cooker with double oven, warmer, 6 ring gas hob and feature spot lights. Karndean flooring, flush ceiling spot lights, central heating radiator and double glazed window.

**Utility** Having plumbing for washing machine, Karndean flooring, wall mounted 'Worcester' combination boiler, central heating radiator, double glazed window and door to the rear garden.

**Landing** Airing cupboard.

**Bedroom One** 12' 5" x 11' 1" (3.78m x 3.38m) Central heating radiator and double glazed window.

**Ensuite Shower Room** Having shower cubicle with shower fitting, pedestal wash hand basin, low flush WC, extractor fan, Chrome heated towel rail and double glazed window.



**Bedroom Two** 13' 4" x 12' 7" (4.06m x 3.83m) Central heating radiator, double glazed window and loft hatch for access by way of retractable ladder to part boarded loft area.

**Bedroom Three** 10' 6" x 9' 4" (3.20m x 2.84m) Central heating radiator and double glazed window.

**Bedroom Four** 10' 3" x 8' 7" (3.12m x 2.61m) Central heating radiator and double glazed window.

**Family Bathroom** 9' 11" x 6' 4" (3.02m x 1.93m) Having white suite comprising: panelled spa bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, Chrome heated towel rail, timber flooring, flush ceiling spot lights and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, ornamental pond and timber decking area to the rear.

**Garage** 33' 2" x 9' 8" (10.10m x 2.94m) Having two remote controlled electric 'Up and Over' doors, double glazed window, 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.

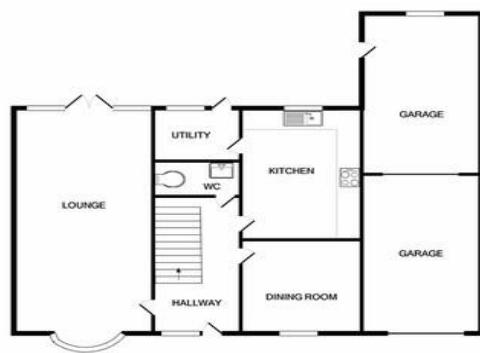
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.





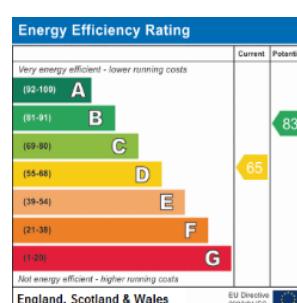
GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. Under no circumstances should these floor plans be used as a guide to the size of any room by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their condition. No warranties are given.

Made with Metropix ©2020



**15 Dudley Street  
Sedgley  
DY3 1SA**

**01902 686868**

**sedgley@skitts.net**