



**Southerndown Road, Sedgley  
Dudley, DY3 3NB**

**£275,000**

**A semi-detached property situated in an extremely popular residential area local to amenities and a short distance from Sedgley centre. This three bedroom family home is for sale with no upward chain and offers great potential.**

**The property has been well maintained and benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear with patio area and lawn area.**

**Further highlights include: entrance porch, reception hall, two reception rooms, a fitted kitchen, a modern shower room, two double bedrooms plus single bedroom with good storage area off.**

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

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

**Entrance Porch** Double glazed window and door.

**Reception Hall** Central heating radiator and under stairs cupboard.

**Living Room** 13' 2" x 11' 3" (4.01m x 3.43m) Coal effect electric fire with marble type surround, hearth and fire-place, two wall light points and double glazed window.

**Sitting Room** 11' 9" x 11' 5" (3.58m x 3.48m) Coal effect gas fire with feature surround, one wall light point, laminate flooring and double glazed door to rear garden.

**Kitchen** 11' 4" x 6' 11" (3.45m x 2.11m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboards, ceramic wall tiling, flush ceiling spot lights, central heating radiator, double glazed window and door out to lobby.

**Lobby** Cupboard housing combination boiler.

**First Floor Landing**

**Bedroom One** 14' 1" x 11' 5" (4.29m x 3.48m) Central heating radiator and double glazed window.

**Bedroom Two** 11' 7" x 11' 4" (3.53m x 3.45m) Double glazed window.

**Bedroom Three** 8' 11" x 7' 1" (2.72m x 2.16m) Storage cupboard, central heating radiator and double glazed window.

**Shower Room** 9' 1" x 6' 11" (2.77m x 2.11m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, storage cupboard, loft hatch for access, Chrome heated towel rail and double glazed window.

**Garage** 15' 10" x 8' 6" (4.82m x 2.59m) Light and power points.

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





**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**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: C**

**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.

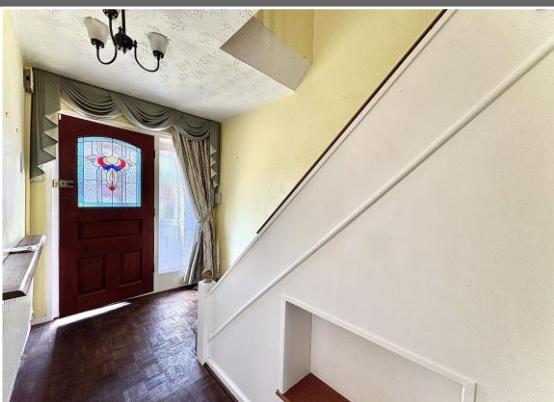
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

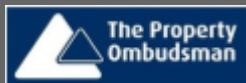




**15 Dudley Street  
Sedgley  
DY3 1SA**

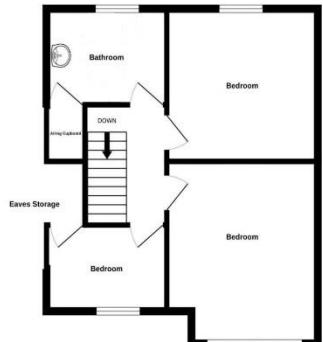
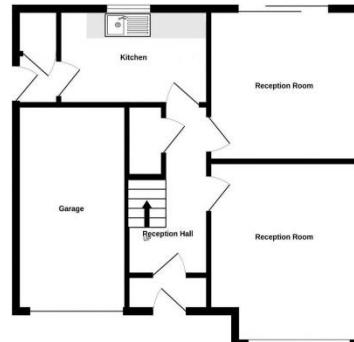
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Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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: .....**