

SKITTS

ESTATE AGENTS



Club Row, Upper Gornal
Dudley, DY3 2BP

£239,950

01902 686868

We Value Your Home



An impressive semi-detached property offering stylish accommodation presented throughout to a high standard. This stunning three bedroom family home occupies a quiet position at the head of a cul-de-sac in an extremely popular residential area local to a range of amenities.

The property is tastefully decorated and benefits from numerous noteworthy features including: a delightful living room, spacious dining kitchen with integrated appliances and 'Flavel' range cooker and conservatory off, a stylish first floor bathroom, central heating and double glazing.

There is off road parking and an enclosed garden to the rear. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of shared access to tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

Reception Hall Having composite front door, laminate flooring, central heating radiator and double glazed window.

Living Room 14' 5" x 11' 3" (4.39m x 3.43m) Having flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window.

Dining Kitchen 15' 2" x 9' 9" (4.62m x 2.97m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, 'Flavel' Range cooker with eight ring gas hob, integrated refrigerator, freezer, dishwasher, washing machine and dryer. Range of fitted wall cupboards, storage cupboard, ceramic wall tiles, flush ceiling spot lights, laminate flooring, central heating radiator, double glazed window and door leading out.

Conservatory 8' 3" x 7' 6" (2.51m x 2.28m) Having insulated roof, laminate flooring, central heating radiator, double glazed windows and door leading out to the rear garden.

Landing Having airing cupboard, laminate flooring, loft hatch for access and double glazed window.

Bedroom One 15' 1" x 8' 4" (4.59m x 2.54m) Having central heating radiator and double glazed window.

Bedroom Two 10' 0" x 8' 5" (3.05m x 2.56m) Having flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window.

Bedroom Three 9' 6" x 5' 8" (2.89m x 1.73m) Having wall cupboards, fitted work tops, laminate flooring, central heating radiator and double glazed window.



Bathroom 6' 4" x 5' 8" (1.93m x 1.73m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, block paved patio area, cold water tap, neat lawn area, garden shed and gated side access.

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: B
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.

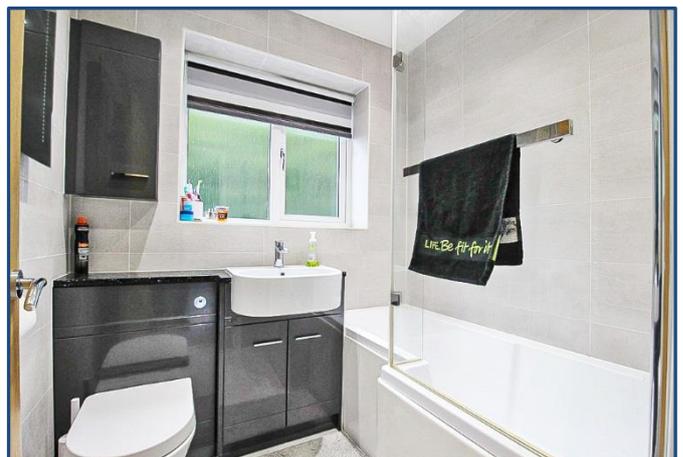
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



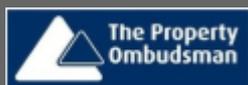


TOTAL FLOOR AREA: 789 sq. ft. (73.1 sq.m.) approx.

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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: