



**Bilston Street, Sedgley  
Dudley, DY3 1JB**

**£239,950**

An immaculate family home arranged over three floor occupying a delightful position in a popular residential area local to amenities and a short walk into Sedgley centre.

This tastefully decorated and particularly well maintained modern style semi-detached property with three bedrooms and two bathrooms benefits from spacious accommodation, central heating, double glazing, a dining kitchen fully fitted with a range of integrated appliances, off road parking for two vehicles and a delightful and private garden to the rear.

All three bedrooms provide storage and both the family bathroom and ensuite shower room are stylish and modern. The property is offered for sale with no upward chain and interior viewing is highly recommended.

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

**Service Charge:** £200.00 per year for maintenance and up keep of communal areas and gardens.

**Approach** By way of block paved driveway providing off road parking for two vehicles.

**Reception Hall** Composite front door, central heating radiator and double glazed window.

**Downstairs WC** Low flush WC, wash hand basin, ceramic wall tiling, extractor fan and central heating radiator.

**Living Room** 15' 6" x 12' 0" (4.72m x 3.65m) Storage cupboard, two central heating radiators, double glazed windows and door leading out to the rear garden.

**Dining Kitchen** 12' 4" x 8' 5" (3.76m x 2.56m) Inset ceramic type sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Integrated refrigerator, freezer, dishwasher and washing machine. Range of fitted wall cupboards with concealed lighting, ceramic wall tiling, central heating radiator and double glazed bay window.

**First Floor Landing** Central heating radiator, double glazed window and stairs to second floor.

**Bedroom Two (First Floor)** 12' 4" x 12' 0" (3.76m x 3.65m) Built-in double wardrobe, quality fitted drawers, central heating radiator and double glazed window.

**Bedroom Three (First Floor)** 10' 3" x 8' 9" (3.12m x 2.66m) (Max) Storage cupboard, central heating radiator and double glazed window.

**Family Bathroom (First Floor)** 7' 2" x 5' 5" (2.18m x 1.65m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-in vanity unit and low flush WC. Ceramic wall tiling, shaver point, extractor fan, central heating radiator and double glazed window.



**Bedroom One (Second Floor)** 18' 2" x 12' 0" (5.53m x 3.65m) (Max)  
Built-in double wardrobe, central heating radiator and double glazed window.

**En-suite Shower Room (Second Floor)** 10' 3" x 5' 5" (3.12m x 1.65m)  
Shower cubicle with shower fitting, wash hand basin built-into vanity unit, low flush WC, shaver point, extractor fan, storage cupboards, central heating radiator and Velux window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs 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:** 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.





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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: .....**

TOTAL FLOOR AREA: 1055 sq ft. (98.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements, areas, volumes, rooms and any other items are approximate and no responsibility will be accepted for any errors, omissions or inaccuracies. The vendor, agent and their employees and their respective agents and employees, make no warranties, representations or guarantees as to the description, condition, title, tenure or other details of the property and these particulars do not constitute an offer or contract. Prospective purchasers must not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the vendor, agent and their respective agents and employees has authority to make or give any representation or warranty in relation to this property. The services, systems and appliances shown have not been tested and no guarantee can be given. Made with Metrolist 0.0.0.0