

SKITTS

ESTATE AGENTS



Club Row, Upper Gornal
Dudley, DY3 2BP

£185,000

01902 686868

We Value Your Home



A pleasant semi-detached property occupying a quiet position in a popular residential area local to a range of amenities. This semi-detached home with two bedrooms is thought to be an ideal first time home and is offered for sale with no upward chain.

The property has been well maintained but requires some modernisation works and offers great potential. Noteworthy features include a spacious living room, fitted kitchen, downstairs WC, first floor shower room and an enclosed rear garden.

Further benefits include gas fired central heating by way of a combination boiler, uPVC double glazing and off road parking to the front for numerous vehicles.

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

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

Entrance Porch Double glazed door.

Reception Hall Having uPVC front door and double glazed window.

Living Room 14' 1" x 10' 2" (4.29m x 3.10m) Timber flooring, central heating radiator and double glazed window.

Kitchen 13' 6" x 8' 3" (4.11m x 2.51m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, plumbing for washing machine, ceramic wall and floor tiling, pantry, central heating radiator, double glazed window and door leading out.

Side Area Double glazed door to the front and to the rear, ceramic floor tiling, central heating radiator and WC off.

Downstairs WC Low flush WC, wash hand basin and double glazed window.

Landing Central heating radiator and double glazed window.

Bedroom One 12' 0" x 10' 4" (3.65m x 3.15m) Central heating radiator, double glazed window, built-in wardrobes with sliding doors and airing cupboard housing combination boiler.

Bedroom Two 10' 6" x 7' 0" (3.20m x 2.13m) Double glazed window.

Shower Room 5' 11" x 5' 6" (1.80m x 1.68m) Shower cubicle with shower fitting, pedestal wash hand basin, low flush WC, ceramic wall and floor tiling. Central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, timber decking area, cold water tap, artificial lawn area, flowers and flowering shrubs.





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.

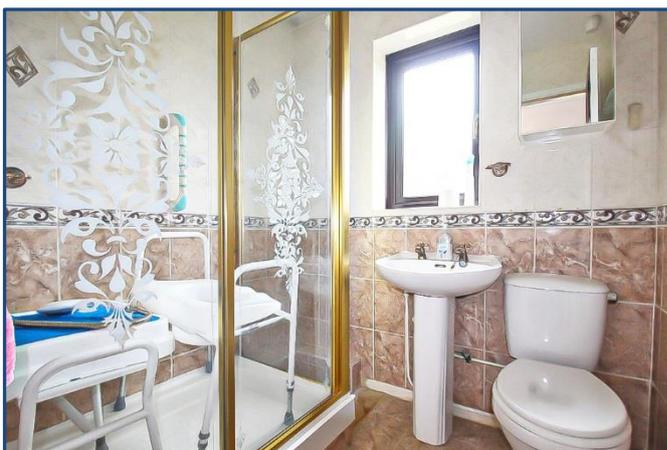
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

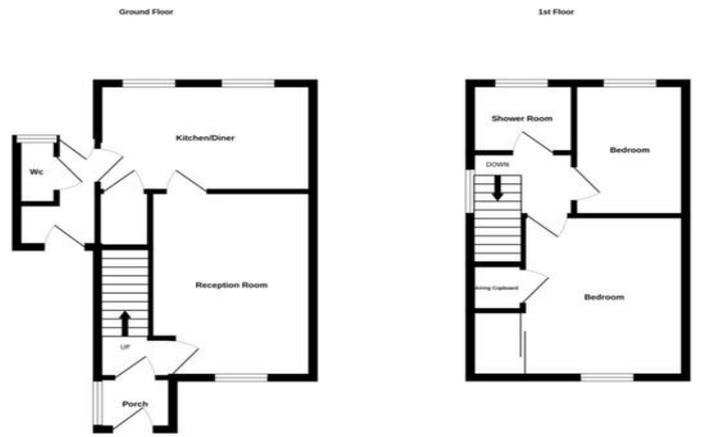
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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





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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: