



**Maitland Road,
Dudley, DY1 2NU**

Offers in the Region Of £190,000



A surprisingly spacious semi-detached property situated in a popular residential area and offered for sale with no upward chain. This well maintained home with two double bedrooms plus an impressive loft room offers excellent family accommodation that must be seen to be appreciated.

The property benefits from central heating, double glazing, off road parking, garage and a pleasant rear garden. Further noteworthy features include: a spacious lounge diner with double glazed conservatory off, fitted kitchen, stylish first floor bathroom, two bedrooms with built in wardrobes to bedroom one and a 16ft loft room accessed by way of stairs from the first floor landing.

A range of amenities including shops, schools and public transport services are all close to hand.

Council Tax Band A. Energy Rating D. Tenure FREEHOLD.

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

Reception Hall Having composite front door, storage cupboard and central heating radiator.

Lounge/Diner 22' 6" x 10' 3" (6.85m x 3.12m) Having coal effect gas fire with marble type surround, hearth and fireplace, two central heating radiators, laminate flooring, double glazed bow window and double glazed french doors to the conservatory.

Kitchen 12' 1" x 7' 0" (3.68m x 2.13m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted cupboards. Wall mounted combination boiler, ceramic wall and floor tiling, double glazed window and door leading out.

Conservatory 9' 3" x 8' 11" (2.82m x 2.72m) Having electric wall heater, double glazed windows and door leading out to the rear garden.

Landing Having airing cupboard, two central heating radiators, two double glazed windows and stairs to the loft room.

Bedroom One 10' 7" x 9' 1" (3.22m x 2.77m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 10' 5" x 8' 2" (3.17m x 2.49m) Having central heating radiator, laminate flooring and double glazed window.

Loft Room 16' 8" x 8' 4" (5.08m x 2.54m) Having storage cupboards, flush ceiling spot lights and double glazed window.

Bathroom 6' 6" x 5' 4" (1.98m x 1.62m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Central heating radiator and double glazed window.



Garage 19' 5" x 8' 1" (5.91m x 2.46m) Having 'Up & Over' door, double glazed window, light and power points.

Rear Garden Having paved patio area, cold water tap and lawn area.

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: A
EPC RATING: D

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.

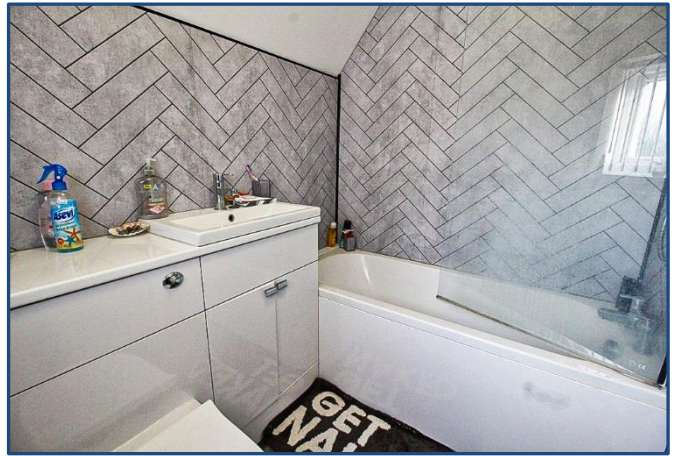
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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

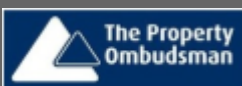




15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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SIGNED :

DATE: