



**Ashen Close, Sedgley**  
Dudley, DY3 3UZ

**£265,000**



A particularly delightful detached bungalow with a conservatory situated in a pleasant and quiet cul-de-sac in a popular residential area off the ever popular Northway.

This well maintained two bedroom home offers spacious accommodation and benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear.

The property is offered for sale with no upward chain and interior viewing is highly recommended. A range of amenities including shops, schools and public transport services are close to hand.

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

**Approach** By way of block paved driveway providing off road parking past artificial lawn area.

**Entrance Porch** Having double glazed windows and door.

**Reception Hall** Having storage cupboard and central heating radiator.

**Living Room** 20' 0" x 9' 8" (6.09m x 2.94m) Having gas fire with marble type surround, hearth and fireplace, two central heating radiators and two double glazed windows.

**Inner Hall** Having loft hatch.

**Kitchen** 13' 1" x 8' 5" (3.98m x 2.56m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob. Plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiles. Decorative beams to ceiling, two wall light points, airing cupboard, central heating radiator, double glazed window and door leading out.

**Conservatory** 16' 3" x 8' 0" (4.95m x 2.44m) Having wall light point, ceramic floor tiling, double glazed windows and two double glazed doors to the rear garden.

**Bedroom One** 13' 6" x 8' 9" (4.11m x 2.66m) Having range of fitted wardrobes and dressing table, central heating radiator and double glazed window.

**Bedroom Two** 10' 5" x 9' 5" (3.17m x 2.87m) Having fitted wardrobes, central heating radiator and double glazed sliding door to the conservatory.

**Shower Room** 6' 3" x 5' 8" (1.90m x 1.73m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

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

**Garage** 17' 3" x 8' 2" (5.25m x 2.49m) Having light and power points.







**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: D**  
**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.





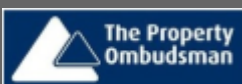
GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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