



Gorge Road, Sedgley
Dudley, DY3 1LF

Offers Over £325,000

A particularly delightful, impressive and traditional style property offering family size accommodation well maintained throughout.

This outstanding detached home with three good size bedrooms is situated in a popular residential area local to a range of amenities and a short distance from Sedgley Town centre.

The property benefits from a conservatory, central heating, double glazing, an enclosed and private rear garden, ample off road parking plus detached garage.

INTERIOR VIEWING IS HIGHLY RECOMMENDED

Approach By way of wrought iron gates leading to gravel driveway providing off road parking for numerous vehicles.

Reception Hall Having under stairs storage, central heating radiator and laminate flooring.

Lounge/Diner 22' 3" x 12' 7" (6.78m x 3.83m) Having coal effect gas fire with briquette surround, tiled hearth and fireplace, central heating radiator, double glazed window and double doors to the rear garden.

Dining Room 12' 8" x 11' 4" (3.86m x 3.45m) Having original cast iron fireplace, decorative timber beams, original plate rail, wall light point, central heating radiator and double glazed bay window.

Kitchen 11' 8" x 8' 8" (3.55m x 2.64m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Range of fitted wall cupboards, plumbing for dishwasher and utility area with plumbing for washing machine. Ceramic wall and floor tiles, central heating radiator, double glazed window and stable type door leading to the conservatory.

Conservatory 9' 8" x 9' 6" (2.94m x 2.89m) Having ceramic floor tiling, central heating radiator, double glazed windows and door to rear garden.

WC off: Having low flush WC, wall mounted wash hand basin and wall mounted Worcester combination boiler.

Landing Having loft hatch for access and double glazed window.

Bedroom One 13' 6" x 11' 2" (4.11m x 3.40m) Having range of fitted wardrobes and dressing unit, two wall light points, central heating radiator and double glazed window.

Bedroom Two 11' 5" x 10' 7" (3.48m x 3.22m) Having fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 10' 4" x 8' 5" (3.15m x 2.56m) Having fitted wardrobes, central heating radiator and double glazed window.





Bathroom 8' 7" x 6' 4" (2.61m x 1.93m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Airing cupboard, ceramic wall tiling, central heating radiator, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area, three garden sheds and gated side access.

Garage 19' 4" x 8' 6" (5.89m x 2.59m) Having two double glazed windows, 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.

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.

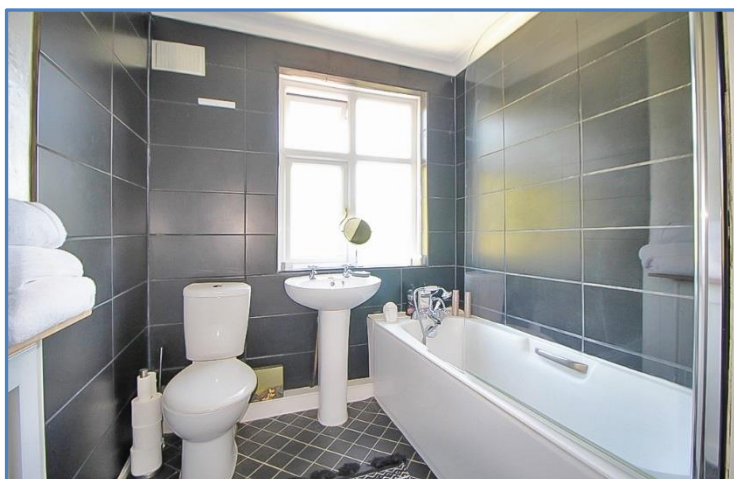
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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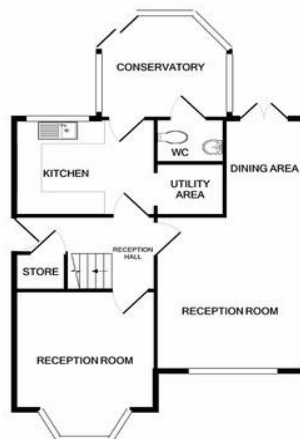
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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GROUND FLOOR



1ST FLOOR

