

# SKITTS

ESTATE AGENTS



**Grosvenor Road, Lower Gornal  
Dudley, DY3 2PR**

**£195,000**

01902 686868

**We Value Your Home**



A deceptively spacious semi-detached property offering family size accommodation well presented throughout that must be seen to be appreciated. The property offers a range of traditional and original type features and is situated in a popular residential area local to a range of amenities.

This delightful home benefits from central heating, double glazing, two reception rooms plus sun room, a fitted kitchen plus utility room, downstairs bathroom, three good size bedrooms and a rear garden.

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

**Sitting Room** 12' 6" x 12' 0" (3.81m x 3.65m) Having cast iron multi-fuel burner, central heating radiator, double glazed window and double glazed front door.

**Living Room** 12' 8" x 12' 2" (3.86m x 3.71m) Having coal effect gas fire with feature surround, hearth and timber fireplace, central heating radiator and double glazed window.

**Inner Hall** Having central heating radiator and access into cellar.

**Cellar** Having central heating radiator.

**Kitchen** 11' 1" x 7' 7" (3.38m x 2.31m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboards, ceramic wall and floor tiles. Storage cupboard housing combination boiler, central heating radiator and double glazed window.

**Lobby** Having door leading out.

**Sun Room** 14' 3" x 6' 7" (4.34m x 2.01m) Having central heating radiator, ceramic floor tiling and stable type door leading out.

**Downstairs Bathroom** 7' 3" x 5' 9" (2.21m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

**Utility** Having work top, plumbing for washing machine and central heating radiator.

**Landing**

**Bedroom One** 12' 6" x 12' 1" (3.81m x 3.68m) Having original cast iron fireplace, central heating radiator and double glazed window.

**Bedroom Two** 12' 7" x 12' 4" (3.83m x 3.76m) Having original cast iron fireplace, storage cupboard with loft hatch for access, central heating radiator and double glazed window.

**Bedroom Three** 12' 5" x 7' 0" (3.78m x 2.13m) Having central heating radiator and double glazed window.



**Rear Garden** Having paved patio areas, cold water tap, lawn area, garden shed, numerous 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: 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.

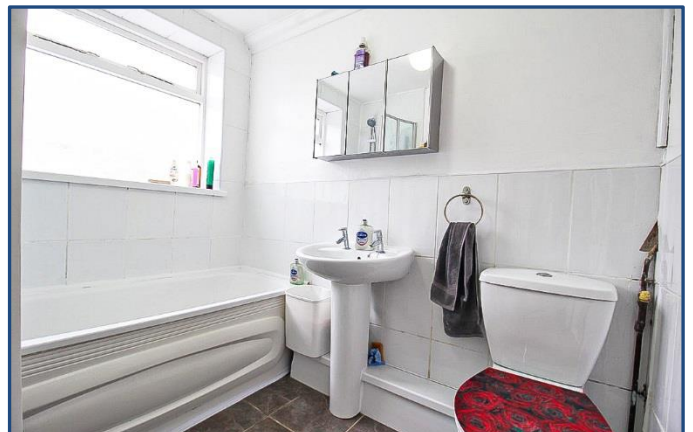
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.**

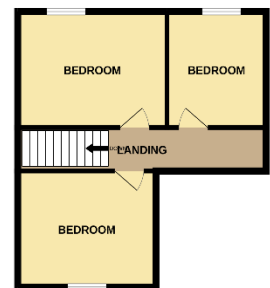
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

FIRST FLOOR

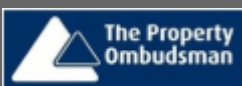


While every attempt has been made to ensure the accuracy of the floor plan, measurements, or details, we do not accept any responsibility for any errors or omissions. This plan is for information purposes only and should not be used as a basis for any purchase or other transaction. The details, contents and specifications shown herein will vary without notice and no guarantee is given. Quantity is estimated on the plan. Model NHT Mortgage 05/2014

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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: .....