

SKITTS

ESTATE AGENTS



Botany Drive, Upper Gornal
Dudley, DY3 3XT

£425,000

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We Value Your Home



A stunning detached residence extended to provide impressive and spacious accommodation that must be seen to be appreciated. This outstanding four bedroom family home is extremely well presented throughout and has been improved in recent years to a particularly high standard.

The property occupies a pleasant position towards the head of a quiet cul-de-sac in a popular residential area having a delightful outlook to the front and a private garden to the rear. Amenities including shops, schools and public transport services are close to hand.

Noteworthy features to this stylish home include: a spacious living room with sitting area off plus a separate dining room, a stunning breakfast kitchen fully fitted with a range of integrated appliances, downstairs WC, four bedrooms all with fitted wardrobes, a luxury bathroom and ensuite shower room to bedroom one.

There is a useful shed area to the side and a private, enclosed and low maintenance garden to the rear. There is a neat fore-garden and block paved driveway to the front providing ample off road parking. The property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having composite front door, timber flooring and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, ceramic wall tiling, chrome heated towel rail and double glazed window.

Living Room 17' 1" x 15' 2" (5.20m x 4.62m) Having central heating radiator and double glazed bay window.

Sitting Area 10' 2" x 9' 5" (3.10m x 2.87m) Having central heating radiator and double glazed door to the rear garden.

Dining Room 17' 5" x 7' 9" (5.30m x 2.36m) Having timber flooring, central heating radiator and double glazed window.

Kitchen 18' 4" x 9' 7" (5.58m x 2.92m) Having inset composite type sink top with fitted base units and decorative Quartz work tops, built in oven with four ring induction hob and cooker hood. Integrated refrigerator, freezer, dishwasher, microwave, wine rack and washing machine, fitted wall cupboards, feature plinth lighting and cupboard housing combination boiler. Storage cupboard, LVT flooring, ceramic wall tiles, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Landing Having loft hatch for access by way of retractable ladder to partially boarded loft area and shelving.





Bedroom One 17' 8" x 15' 5" (5.38m x 4.70m) (Max) Having range of fitted wardrobes, central heating radiator and double glazed window.

En-suite 8' 0" x 5' 9" (2.44m x 1.75m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC, ceramic wall tiling, extractor fan, chrome heated towel rail, flush ceiling spot lights and double glazed window.

Bedroom Two 11' 4" x 10' 7" (3.45m x 3.22m) Having range of fitted wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 13' 2" x 9' 3" (4.01m x 2.82m) Having fitted wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Four 9' 8" x 7' 1" (2.94m x 2.16m) Having range of built in wardrobes, central heating radiator and double glazed window.

Luxury Bathroom 11' 6" x 9' 1" (3.50m x 2.77m) Having 'White' suite comprising: free standing bath with shower fitting, 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 two double glazed windows.

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

Side Shed 20' 3" x 5' 6" (6.17m x 1.68m) Having uPVC doors.



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: E
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.

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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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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