

# SKITTS

ESTATE AGENTS



**Brookside, Lower Gornal**  
Dudley, DY3 2QH

**Offers in Excess of £165,000**

01902 686868

**We Value Your Home**

A spacious end terraced property thought to be an ideal first home, situated in a popular residential area local to a range of amenities including shops, schools and public transport services.



This particularly pleasant two bedroom property has been well maintained throughout and benefits from central heating, double glazing, off road parking and a private garden to the rear.

Further noteworthy features to this impressive home include: a spacious lounge diner with gas fire and double glazed door leading out, a fitted kitchen with timber work tops and a range of integrated appliances including induction hob, a first floor bathroom with Jacuzzi corner bath and shower fitting, two double bedrooms and a burglar alarm system. The property is offered for sale with no upward chain. Mining report available upon request.

**INTERIOR VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS IMPRESSIVE HOME.**

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

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

**Reception Hall** Having double glazed front door, under stairs cupboard, timber floor covering, central heating radiator and double glazed window.

**Lounge/Diner** 21' 9" x 15' 7" (6.62m x 4.75m) Having coal effect gas fire with marble surround, hearth and 'Teak' fireplace, central heating radiator, double glazed window and double glazed door to the rear garden.

**Kitchen** 11' 5" x 10' 1" (3.48m x 3.07m) Having inset ceramic type sink top with fitted base units and timber work tops, built in oven with four ring induction hob and cooker hood, integrated microwave, refrigerator, freezer and dishwasher. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, central heating radiator, two double glazed windows and door leading out.

**Landing** Having airing cupboard housing combination boiler, loft hatch for access, central heating radiator and double glazed window.

**Bedroom One** 13' 5" x 9' 0" (4.09m x 2.74m) Having range of built in wardrobes, laminate flooring, central heating radiator and two double glazed windows.

**Bedroom Two** 12' 0" x 9' 5" (3.65m x 2.87m) Having central heating radiator and double glazed window.

**Bathroom** 9' 5" x 7' 5" (2.87m x 2.26m) Having 'White' suite comprising: panelled corner bath with Jacuzzi and shower fitting, pedestal wash hand basin, low flush WC and bidet. Ceramic wall tiling, flush ceiling spot lights, Amtico flooring, heated towel rail, central heating radiator 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. Garden shed with light and power points and gated rear access.



**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: 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.

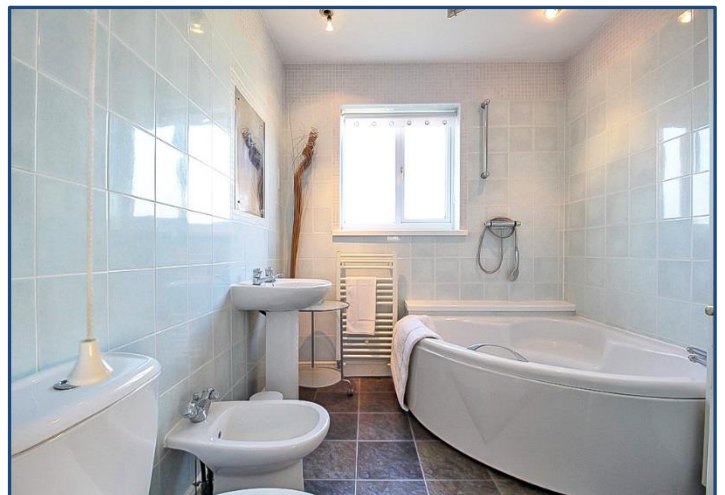
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

**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

1ST FLOOR

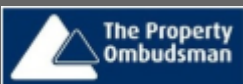


These plans should not be relied on to indicate the quantity of the finished groundwork, measurements of areas, heights, levels and the like, and should not be used for any purpose other than to provide a general impression of the property. They are for information only and should not be used as a basis for any financial or legal transaction. The vendor accepts no liability for any errors or omissions. Plans are not to scale. © 2023. All rights reserved.

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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: .....