

SKITTS

ESTATE AGENTS



Gideons Close, Lower Gornal
Dudley, DY3 2HY

£199,950

01902 686868

We Value Your Home



A particularly delightful semi-detached home occupying a quiet position in a popular residential area local to a range of amenities. This extremely well maintained property with two double bedrooms is thought to be an ideal first time home and benefits from central heating, double glazing, off road parking and a private rear garden.

The property is tastefully decorated and presented throughout to a high standard with further noteworthy features including: reception hall with composite front door, a spacious living room with French doors out, a fitted dining kitchen and a stylish first floor wet room. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having composite front door, under stairs cupboard, central heating radiator and laminate flooring.

Living Room 14' 2" x 12' 2" (4.31m x 3.71m) Having coal effect electric fire with marble type surround, hearth and fireplace, central heating radiator and double glazed french doors to the rear garden.

Dining Kitchen 9' 6" x 8' 8" (2.89m x 2.64m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, storage cupboard and wall mounted combination boiler. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Landing Having loft hatch for access.

Bedroom One 12' 2" x 11' 2" (3.71m x 3.40m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Two 12' 2" x 9' 5" (3.71m x 2.87m) Having fitted wardrobes, storage cupboard, central heating radiator and two double glazed windows.

Wet Room 9' 10" x 4' 8" (2.99m x 1.42m) Having 'White' suite comprising: shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, airing cupboard, 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.





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: B
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.



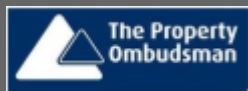


TOTAL FLOOR AREA: 659 sq. ft. (61.9 sq.m.) approx.
These measurements are not intended to constitute a contract. They are for information only and should not be relied upon. The actual measurements of the property may vary slightly from those shown on the floor plan. The vendor makes no representation or warranty as to the accuracy of these measurements.

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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: