

SKITTS

ESTATE AGENTS

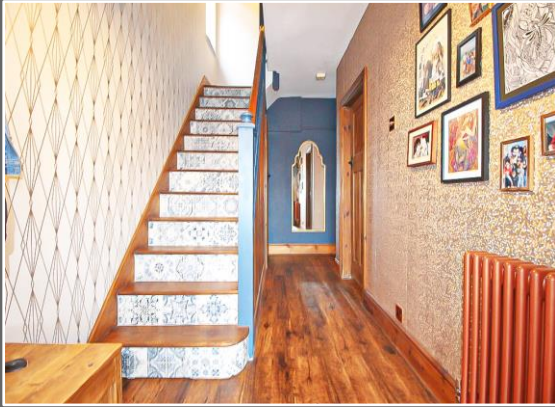


Green Lane, Upper Gornal
Dudley, DY3 1XG

£300,000

01902 686868

We Value Your Home



A particularly impressive detached property of unique style presented throughout to a high standard situated in a popular residential area. This substantial three bedroom family home has been improved in recent years and must be seen to be appreciated.

The property benefits from numerous noteworthy features including: a delightful reception hall with downstairs WC off, living room with cast log burner and timber door sliding doors into dining area, a pleasant sun room/conservatory with glass windows to the ceiling, a stunning kitchen fitted with integrated appliances and ceramic 'Belfast' sink.

There is a modern bathroom to the first floor, off road parking and garage to the side presently used as a gym, a fantastic summerhouse/home bar in the extensive and private rear garden, gas fired central heating and uPVC double glazing.

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

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

Entrance Porch Having uPVC front door, double glazed windows and ceramic floor tiling.

Reception Hall Having uPVC front door, central heating radiator and laminate flooring.

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

Living Room 13' 3" x 11' 9" (4.04m x 3.58m) Having cast iron log burner, two wall light points, central heating radiator, laminate flooring and double glazed bay window.

Dining Area 12' 0" x 10' 4" (3.65m x 3.15m) Having two wall light points, central heating radiator, laminate flooring and double glazed french doors to the sun room/conservatory.

Kitchen 16' 4" x 9' 1" (4.97m x 2.77m) Having inset Belfast ceramic sink top with fitted base units and timber work tops, cooker hood, integrated dishwasher, washing machine and two wine racks. Range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiling and flush ceiling spot lights. Laminate flooring, double glazed window and door leading out to the sun room/conservatory.

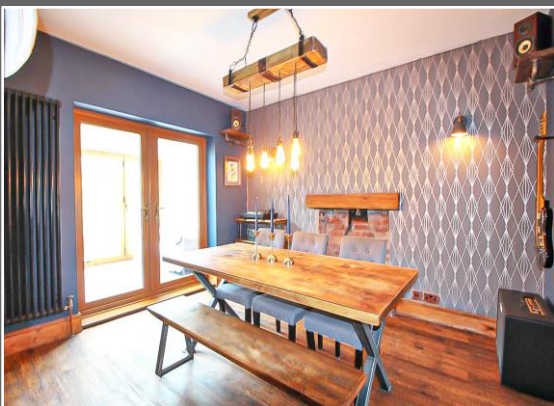
Sun Room/Conservatory 9' 5" x 8' 3" (2.87m x 2.51m) Having central heating radiator, ceramic floor tiling and double glazed bi-folding doors leading out to the rear garden.

Landing Having double glazed window and loft hatch for access.

Bedroom One 12' 0" x 11' 9" (3.65m x 3.58m) Having range of fitted wardrobes with feature lighting, central heating radiator and double glazed window.

Bedroom Two 11' 7" x 9' 0" (3.53m x 2.74m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 9' 2" x 8' 2" (2.79m x 2.49m) Having central heating radiator and double glazed window.





Bathroom 7' 7" x 6' 5" (2.31m x 1.95m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Garage 24' 1" x 10' 11" (7.34m x 3.32m) Having 'Up & Over' door, power points and flush ceiling spot lights. Fitted work top and units, power points and doors to the rear garden.

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

Summerhouse/Home Bar 13' 6" x 9' 1" (4.11m x 2.77m) Having fitted bar area, flush ceiling spot lights, four wall light points, laminate flooring and double glazed french 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: C
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.

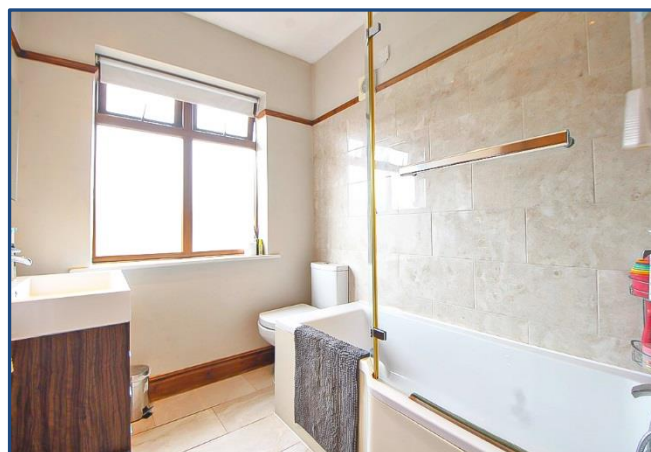
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

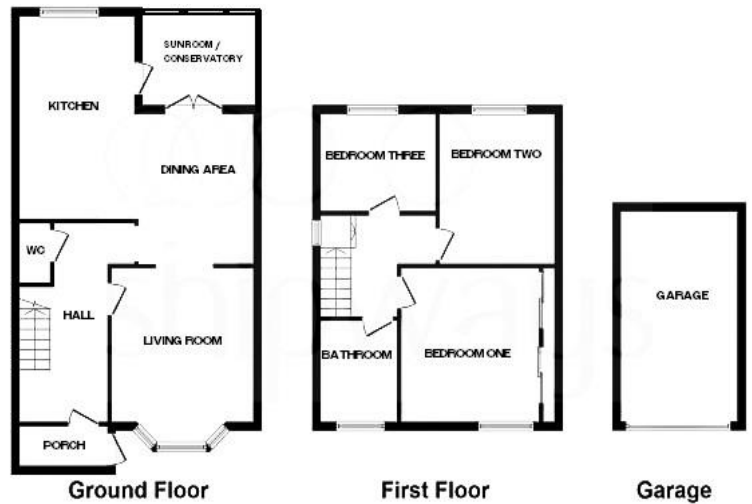
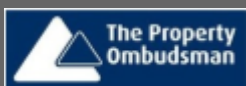




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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.