

SKITTS

ESTATE AGENTS



Himley Road, Gornal Wood
Dudley, DY3 2SL

£435,000

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We Value Your Home



An outstanding detached family home offering extended, spacious and impressive accommodation that simply must be seen to be appreciated. This delightful four bedroom, two bathroom property has been well maintained and is situated in a popular residential area local to a range of amenities, also having easy access into the villages of Gornal and Wombourne.

Noteworthy features to this substantial residence include: a good size living room, separate sitting room, a spacious dining kitchen fitted with a range of integrated appliances, a useful study/office, downstairs WC, first floor family bathroom and an ensuite shower room to bedroom one.

There is a double garage, ample off road parking and an enclosed rear garden offering a secluded sanctuary, perfect for relaxation and outdoor gatherings. The property is centrally heated, double glazed and protected by a burglar alarm system. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of concrete imprint driveway providing off road parking for numerous vehicles by way of wrought iron gates.

Entrance Porch Having double glazed doors.

Reception Hall Having central heating radiator and timber flooring.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit and ceramic wall tiling.

Living Room 23' 0" x 11' 1" (7.01m x 3.38m) Having coal effect gas fire with feature surround, hearth and fireplace, two central heating radiators and double glazed windows and door to the rear garden.

Sitting Room 12' 4" x 12' 2" (3.76m x 3.71m) Having electric fire with feature fireplace, surround and hearth, two wall light points, central heating radiator, laminate flooring and double glazed bay window.

Study/Office 7' 1" x 6' 0" (2.16m x 1.83m) Having central heating radiator, ceramic floor tiling and double glazed window.

Kitchen 19' 0" x 19' 0" (5.79m x 5.79m) Having inset Belfast ceramic sink top with fitted base units and decorative Granite work tops, built in Rangemaster oven with five ring gas hob and cooker hood, integrated refrigerator, freezer and dishwasher. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiling. Flush ceiling spot lights, two central heating radiators, double glazed window and french doors leading out.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 15' 0" x 10' 2" (4.57m x 3.10m) Having range of quality fitted wardrobes and bedside cabinets, central heating radiator and two double glazed windows.

En-suite 10' 0" x 5' 8" (3.05m x 1.73m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, chrome heated towel rail, flush ceiling spot lights and double glazed window.

Bedroom Two 13' 3" x 11' 2" (4.04m x 3.40m) Having central heating radiator and double glazed bay window.



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

Bedroom Four 8' 0" x 7' 5" (2.44m x 2.26m) Having fitted wardrobes, central heating radiator and double glazed window.

Bathroom 8' 2" x 7' 4" (2.49m x 2.23m) Having 'White' suite comprising: freestanding bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Garage 18' 7" x 17' 8" (5.66m x 5.38m) Have two 'Up & Over' doors, light and power points. Wall mounted combination boiler and Velux window.

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

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D
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.



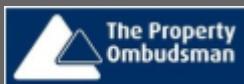


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: