



**Valley Road, Upper Gornal**  
**Dudley, DY3 1TU**

**£230,000**



An impressive extended semi-detached property occupying a delightful position in a popular residential area a short distance from Sedgley centre. This well maintained home offers excellent family accommodation and must be seen to be appreciated.

The spacious property benefits from three double bedrooms, two reception rooms, a stylish breakfast kitchen, modern bathroom, ample off road parking, timber store and a pleasant rear garden with paved patio areas, decking area and lawn area. The property is centrally heated and double glazed.

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

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

**Reception Hall** Having composite front door, central heating radiator and ceramic tiled flooring.

**Living Room** 15' 4" x 12' 0" (4.67m x 3.65m) Having feature timber fireplace in briquette chimney breast, central heating radiator, laminate flooring and double glazed window.

**Sitting Room** 15' 2" x 8' 9" (4.62m x 2.66m) Having two central heating radiators and two double glazed windows.

**Breakfast Kitchen** 19' 6" x 8' 6" (5.94m x 2.59m) Having inset composite type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, fitted breakfast bar and pantry. Ceramic wall tiles, central heating radiator, two double glazed windows and door leading out.

**Landing** Having loft hatch for access.

**Bedroom One** 14' 9" x 9' 3" (4.49m x 2.82m) Having built in wardrobes, two central heating radiators and two double glazed windows.

**Bedroom Two** 14' 2" x 8' 9" (4.31m x 2.66m) Having storage cupboard housing Worcester combination boiler, central heating radiator and double glazed window.

**Bedroom Three** 11' 4" x 9' 7" (3.45m x 2.92m) Having central heating radiator and double glazed window.

**Bathroom** 8' 6" x 7' 8" (2.59m x 2.34m) Having 'White' suite comprising: panelled corner bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, chrome heated towel rail and double glazed window.

**Timber Store** 15' 9" x 10' 8" (4.80m x 3.25m) Having light, power points, flush ceiling spot lights and uPVC door.

**Rear Garden** Having paved patio areas, cold water tap, lawn area, timber decking area and garden shed.







**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.

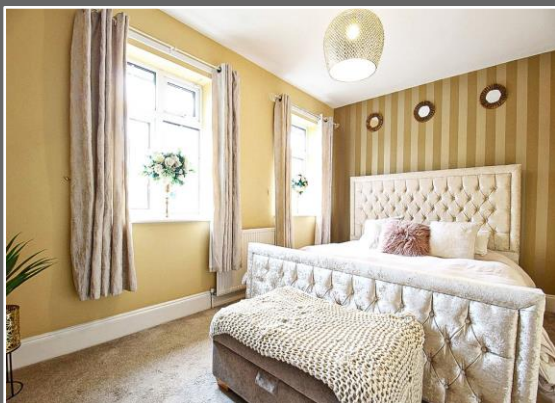
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

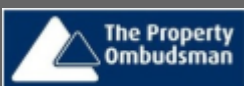




15 Dudley Street  
Sedgley  
DY3 1SA

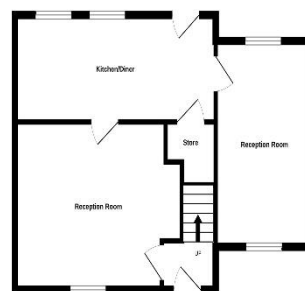
01902 686868

sedgley@skitts.net



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Skidrop 10/2024

**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: .....