



**Meredith Road, Lower Gornal**  
**Dudley, DY3 3EB**

**£280,000**



Occupying a particularly delightful corner position in an extremely popular residential area overlooking a pleasant open green area. This well maintained three bedroom semi-detached property has been extended to provide excellent family accommodation and must be seen to be appreciated.

The spacious property benefits from a range of noteworthy features including: central heating, double glazing, off road parking for numerous vehicles plus garage, neat gardens to the front, side and a low maintenance rear garden.

Further highlights include two good size reception rooms, a fitted kitchen, useful downstairs WC and first floor bathroom.

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

**Approach** By way of pathway past neat lawn fore-garden and side garden with driveway to the rear.

**Entrance Porch** Double glazed sliding door and wall light point.

**Sitting Room** 18' 5" x 13' 9" (5.61m x 4.19m) Gas fire with feature surround, two wall light points, two central heating radiators, two double glazed windows and stairs off.

**Inner Hall** Laminate flooring and WC off.

**Downstairs WC** Low flush WC, wash hand basin built-into vanity unit, ceramic wall tiling and double glazed window.

**Living Room** 19' 7" x 10' 10" (5.96m x 3.30m) Log effect electric fire with feature surround, hearth and fire-place, four wall light points, two central heating radiators and double glazed French doors leading out to the rear garden.

**Breakfast Kitchen** 13' 8" x 7' 10" (4.16m x 2.39m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Fitted breakfast bar, range of fitted wall cupboards, plumbing for washing machine, ceramic wall tiling, central heating radiator, double glazed window and door leading out.

**Landing** Central heating radiator, double glazed window and loft hatch for access by way of retractable ladder to boarded loft area.

**Bedroom One** 13' 4" x 11' 4" (4.06m x 3.45m) Range of fitted wardrobes, wash hand basin built-into vanity unit, one wall light point, central heating radiator and double glazed window.

**Bedroom Two** 12' 7" x 11' 3" (3.83m x 3.43m) Range of built-in wardrobes, two wall light points, central heating radiator and double glazed window.

**Bedroom Three** 7' 7" x 6' 8" (2.31m x 2.03m) Built-in airing cupboard, central heating radiator and double glazed window.







**Bathroom** 8' 4" x 5' 7" (2.54m x 1.70m) Panelled bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Garage** 16' 3" x 8' 10" (4.95m x 2.69m) Having Up and Over door, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area and gated side access.

**Parking** Block paved driveway to the rear providing off road parking for numerous vehicles.

**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.

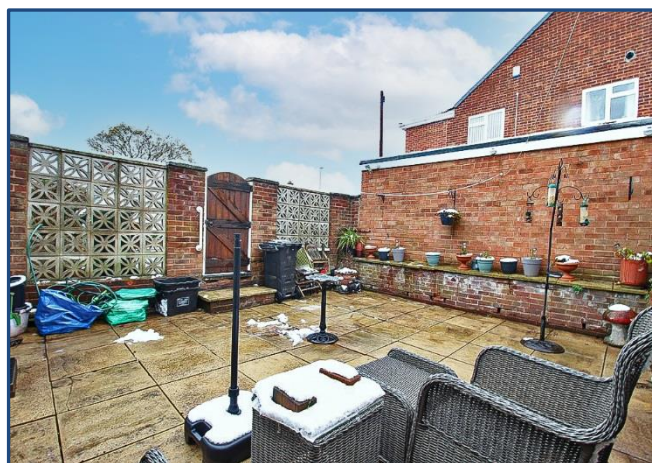
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

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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.

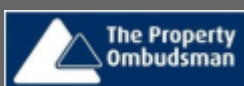




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