



Haslingden Crescent, Lower Gornal
Dudley, DY3 2FE

£330,000



An outstanding 'Dream Home' occupying a delightful position in a popular residential area, extremely well presented throughout and improved to provide excellent family accommodation that must be seen to be appreciated.

This immaculate and spacious detached property with three double bedrooms and two bathrooms is tastefully decorated and benefits from central heating, double glazing and off road parking. The low maintenance and enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, having patio area with canopy, timber decking area, artificial lawn area, timber summerhouse, Asgard shed and feature garden lighting.

Further noteworthy features include: a delightful living room with French doors out, sitting room, stylish fitted kitchen, Karndean flooring (where specified), flush ceiling spot lights, a useful downstairs WC, modern first floor bathroom, three bedrooms with ensuite shower room and dressing area to bedroom one. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of tarmac driveway providing off road parking past block paved fore garden.

Reception Hall Having composite front door, central heating radiator, Karndean flooring and double glazed window.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall tiling, wall mounted combination boiler, central heating radiator and double glazed window.

Living Room 16' 3" x 15' 7" (4.95m x 4.75m) Having storage cupboard, flush ceiling spot lights, Karnden flooring, two central heating radiators, double glazed window and french doors out to the rear garden.

Sitting Room 17' 11" x 9' 3" (5.46m x 2.82m) Having flush ceiling spot lights, Karnden flooring, central heating radiator, double glazed window and double glazed door to the rear garden.

Kitchen 12' 3" x 8' 7" (3.73m x 2.61m) Having inset stainless steel sink top and fitted base units and decorative laminate work tops, built in oven with five ring gas hob and cooker hood. Plumbing for washing machine and dishwasher, range of fitted wall cupboards, ceramic wall tiling and flush ceiling spot lights. Karndean flooring, central heating radiator and double glazed window.

Landing Having flush ceiling spot lights, central heating radiator and loft hatch for access by way of retractable ladder to boarded loft.

Bedroom One 17' 5" x 9' 5" (5.30m x 2.87m) (including dressing area) Having range of fitted wardrobes, flush ceiling spot lights, two central heating radiators and two double glazed windows.

En-suite 6' 11" x 5' 0" (2.11m x 1.52m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, heated towel rail, flush ceiling spot lights and double glazed window.





Bedroom Two 15' 8" x 10' 0" (4.77m x 3.05m) Having flush ceiling spot lights, central heating radiator and double glazed window.

Bedroom Three 11' 5" x 10' 3" (3.48m x 3.12m) Having flush ceiling spot lights, central heating radiator and double glazed window.

Bathroom 8' 10" x 5' 11" (2.69m x 1.80m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, storage cupboard, heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area with sheltered canopy, cold water tap and power points. Timber decking area, artificial lawn area, solar lighting, Asgard shed, timber summerhouse and gated side access.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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: 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.

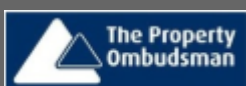




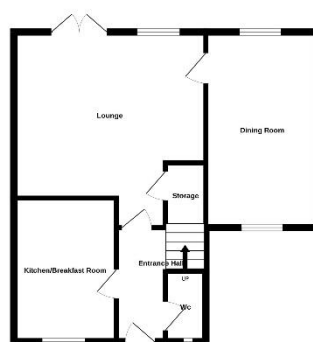
15 Dudley Street
Sedgley
DY3 1SA

01902 686868

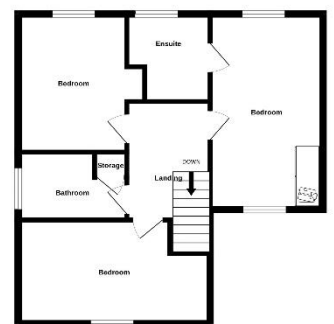
sedgley@skitts.net



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Based on previous surveys only.
Scale: 1:100 (approx.)

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: