



Brick Kiln Lane, Gornal Wood
Dudley, DY3 2XF

Offers in the Region Of £420,000



An outstanding detached residence offering excellent and spacious family accommodation that simply must be seen to be appreciated. This extremely well presented home with four double bedrooms and two bathrooms has been maintained throughout to a high standard and is tastefully decorated.

This impressive 'dream home' was built in the 1990's to a high specification and is situated in a popular residential area local to amenities and a short distance from Gornal Village.

Noteworthy features include: spacious living room with gas fire and patio doors out to the rear, dining room with bay window to the front, a stylish dining room fitted with numerous integrated appliances and useful utility off, downstairs WC, four good size bedrooms with ensuite to bedroom one and a stylish family bathroom.

There is a driveway to the front providing ample off road parking, a double garage and a delightful rear garden with patio area, neat lawn area and a range of flowering shrubs. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Having composite front door, central heating radiator and ceramic floor tiling.

Reception Hall Having central heating radiator and laminate flooring.

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

Living Room 19' 9" x 11' 3" (6.02m x 3.43m) Having coal effect gas fire with marble type surround, hearth and fireplace, three wall light points, central heating radiator and double glazed sliding door to the rear garden.

Dining Room 12' 8" x 11' 0" (3.86m x 3.35m) Having central heating radiator and double glazed bay window.

Dining Kitchen 12' 8" x 12' 8" (3.86m x 3.86m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, dishwasher, range of fitted wall cupboards and tall cupboard. Ceramic wall tiling, central heating radiator, laminate flooring and double glazed window.

Utility 7' 8" x 4' 8" (2.34m x 1.42m) Having inset stainless steel sink top with fitted base unit and decorative laminate work top, plumbing for washing machine, central heating radiator, laminate flooring and double glazed door to the rear garden.

Landing Having airing cupboard, loft hatch for access by way of retractable ladder, central heating radiator and double glazed window.

Bedroom One 15' 8" x 11' 4" (4.77m x 3.45m) Having central heating radiator and double glazed window.

En-suite 7' 9" x 4' 8" (2.36m x 1.42m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.





Bedroom Two 12' 11" x 10' 1" (3.93m x 3.07m) Having central heating radiator and two double glazed windows.

Bedroom Three 11' 5" x 10' 5" (3.48m x 3.17m) Having central heating radiator and double glazed window.

Bedroom Four 10' 11" x 9' 9" (3.32m x 2.97m) Having central heating radiator and double glazed window.

Bathroom 7' 10" x 6' 0" (2.39m x 1.83m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Garage 16' 2" x 15' 10" (4.92m x 4.82m) Having double opening doors, light and power points.

Rear Garden Having block paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, garden shed and gated side access.

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: F
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.

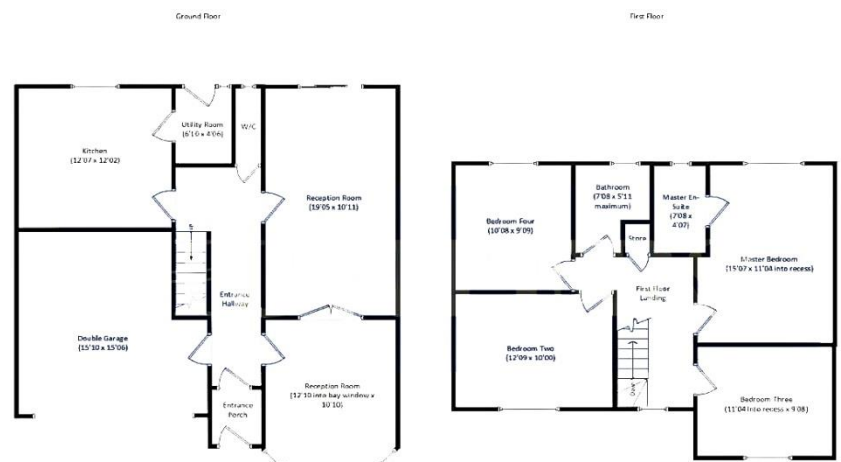
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SIGNED :

DATE:

