



Ox Street, Upper Gornal
Dudley, DY3 2DG

£250,000



A particularly pleasant bungalow occupying a quiet position in a popular residential area local to a range of amenities. This detached two bedroom residence has been well maintained and benefits from central heating, double glazing, off road parking plus garage and a low maintenance rear garden.

Further noteworthy features to this delightful home include: living room with bay window and gas fire with feature surround, fitted kitchen with integrated appliances and dining area off, a modern shower room and the enclosed rear garden offers a secluded sanctuary, perfect for relaxation.

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

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

Reception Hall Having cupboard housing combination boiler, central heating radiator and laminate flooring.

Living Room 14' 1" x 10' 8" (4.29m x 3.25m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed bay window.

Dining Kitchen 19' 11" x 8' 7" (6.07m x 2.61m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator, freezer and dishwasher. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiling. Central heating radiator, double glazed window and door leading out.

Bedroom One 11' 2" x 9' 11" (3.40m x 3.02m) (Excluding wardrobes) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 8' 9" x 7' 10" (2.66m x 2.39m) Having central heating radiator, laminate flooring and double glazed window.

Shower Room 6' 4" x 5' 5" (1.93m x 1.65m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail, shaver point and double glazed window.

Garage 17' 6" x 7' 10" (5.33m x 2.39m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap 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: 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.

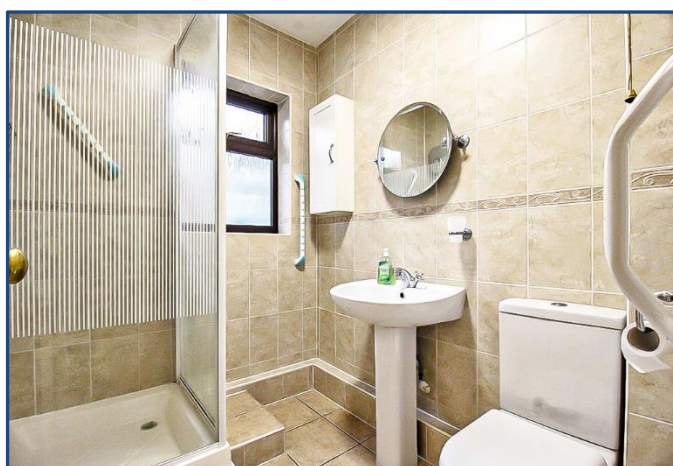
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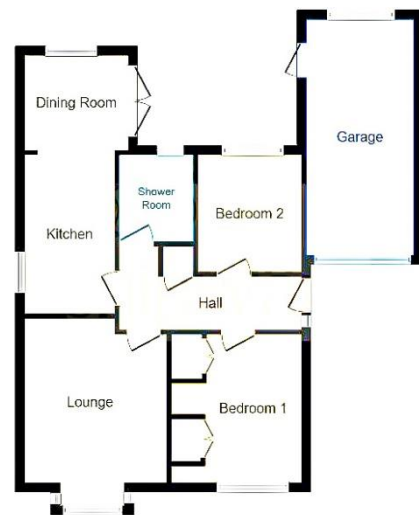


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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



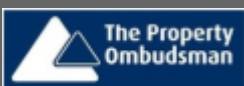


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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SIGNED :

DATE: