



The Alley, Lower Gornal
Dudley, DY3 2UL

£380,000



A particularly impressive detached family residence offering versatile and unique accommodation presented throughout to a high standard that must be seen to be appreciated. This spacious four bedroom house occupies a delightful and quiet position in a popular residential area having stunning panoramic views to the rear. This outstanding property has been improved in recent years and is tastefully decorated ready and waiting for new buyers.

Numerous noteworthy features to this unique home include: a spacious 'open plan' style living room with balcony providing far reaching views, fitted kitchen with Rangemaster Professional oven, two bedroom on the top level and two bedrooms of the lower level with ensuite shower rooms, a stylish family bathroom with separate bath and walk-in shower cubicle.

There is ample off road parking to the front plus a useful garage. The property is centrally heated (combination boiler) and double glazed. The extensive rear garden offers a good size patio area, steps down past a summerhouse leading to lawn area and decking area. ' A range of amenities including shops, schools and public transport services are close to hand with the popular Gornal Village a short distance away. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Reception Hall Having composite front door, central heating radiator and laminate flooring.

Inner Hall Having storage cupboard, central heating radiator, laminate flooring and stairs to lower level.

Living Room 24' 5" x 11' 4" (7.44m x 3.45m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed sliding doors to balcony.

Dining Room/Bedroom 9' 11" x 9' 2" (3.02m x 2.79m) Having central heating radiator, laminate flooring and double glazed window.

Reception Room/Bedroom 12' 0" x 6' 6" (3.65m x 1.98m) Having central heating radiator, laminate flooring and double glazed window.

Kitchen 14' 9" x 9' 10" (4.49m x 2.99m) Having inset ceramic sink top with fitted base units and decorative timber work tops, Rangemaster Professional oven with six ring gas hob and fitted wall cupboards. Ceramic wall tiling, flush ceiling spot lights, double glazed window and door leading out.

Lower Level Hallway Having storage cupboard, central heating radiator, laminate flooring and double glazed french doors leading out to the rear garden.

Bedroom (Lower Level) 16' 3" x 11' 0" (4.95m x 3.35m) Having central heating radiator, laminate flooring and double glazed window.

En-suite Shower Room 6' 3" x 5' 5" (1.90m x 1.65m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall and floor tiling. Flush ceiling spot lights, extractor fan and central heating radiator.

Bedroom (Lower Level) 15' 10" x 11' 5" (4.82m x 3.48m) Having central heating radiator, laminate flooring and double glazed window.





En-suite Bathroom 6' 8" x 6' 8" (2.03m x 2.03m) Having panelled bath with shower fitting, wash hand basin and low flush WC built into vanity unit. Flush ceiling spot lights, extractor fan, ceramic wall tiling, laminate flooring and central heating radiator.

Bathroom 12' 4" x 8' 9" (3.76m x 2.66m) Having 'White' suite comprising: panelled bath with shower fitting, walk in shower with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

Garage 17' 10" x 8' 8" (5.43m x 2.64m) Having electric roller shutter door, light and power points. Wall mounted combination boiler and plumbing for washing machine.

Rear Garden Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area, timber summerhouse, garden shed, two brick built stores 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: D
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.

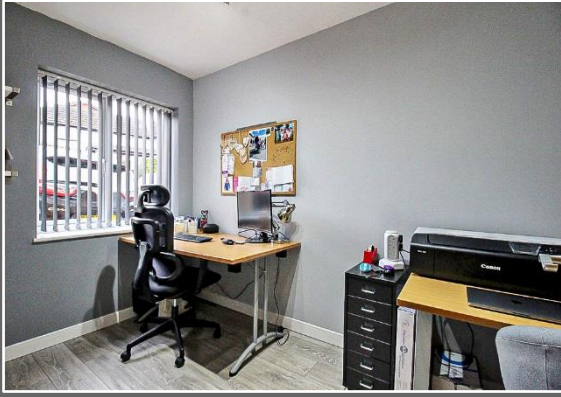
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



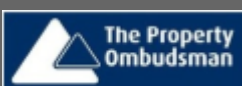


Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 2020

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: