

SKITTS

ESTATE AGENTS



The Alley, Lower Gornal
Dudley, DY3 2UL

£380,000

01902 686868

We Value Your Home



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.

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



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:

Whilst every attempt has been made to ensure the accuracy of the Particulars contained here, measurements of floors, windows, doors and other fittings are approximate and no responsibility is taken for any error of omission or commission. The plan for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlan 2015