



Autumn Drive, Lower Gornal
Dudley, DY3 2EZ

£200,000



A well maintained semi-detached property offering family accommodation and for sale with no upward chain. This delightful three bedroom home is situated in a pleasant cul-de-sac in a popular residential area local to a range of amenities and a short distance from Gornal Village.

The spacious property benefits from central heating, double glazing, a generous size lounge diner, fitted kitchen, bathroom with separate WC and a pleasant rear garden with patio area, lawn area, brick built stores and far reaching views.

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

Approach By way of pathway past lawn fore garden.

Reception Hall Having double glazed front door, under stairs cupboard and central heating radiator.

Lounge/Diner 21' 7" x 13' 0" (6.57m x 3.96m) Having coal effect gas fire with briquette surround, hearth and fireplace, two wall light points, central heating radiator, double glazed bow window to front and double glazed window to rear.

Kitchen 9' 11" x 9' 7" (3.02m x 2.92m) 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. Plumbing for washing machine, range of fitted wall cupboards, serving hatch, ceramic wall tiling, double glazed window and door leading out.

Landing Having loft hatch for access and WC off: Having low flush WC and double glazed window.

Bedroom One 13' 5" x 12' 0" (4.09m x 3.65m) Having storage cupboard, central heating radiator and double glazed window.

Bedroom Two 13' 0" x 8' 11" (3.96m x 2.72m) Having central heating radiator and double glazed window.

Bedroom Three 10' 0" x 7' 11" (3.05m x 2.41m) Having central heating radiator and double glazed window.

Bathroom 5' 9" x 4' 10" (1.75m x 1.47m) Having White' suite comprising: panelled bath with shower fitting, wash hand basin, ceramic wall tiling and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, two brick built stores and gated side access.

Buyer 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: B
EPC RATING: D

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.

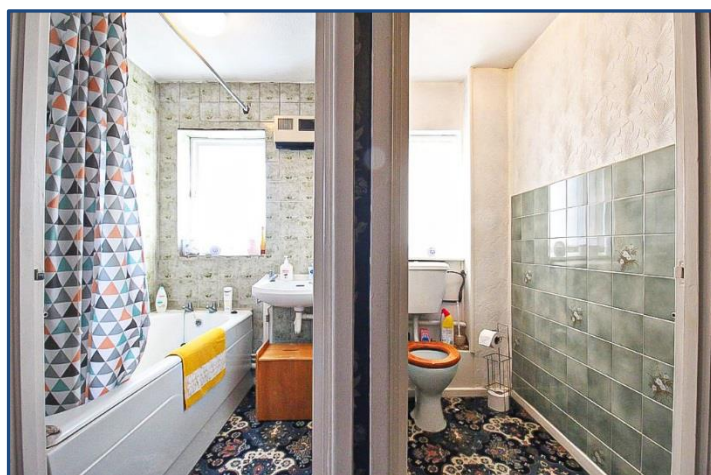
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



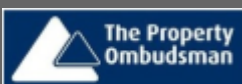


TOTAL FLOOR AREA: 900 sq ft. (83.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The actual layout and dimensions should not be taken as exact and no guarantee as to their accuracy or efficiency can be given.
Please call Skitts (01902)

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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: