



Jews Lane, Upper Gornal
Dudley, DY3 2AB

£350,000



Skitts Estate Agents in Sedgley are delighted to welcome this beautifully presented and substantial bungalow to the market. Situated in a sought-after location, this particularly charming two bedroom home is set back from the main road, offering privacy, a delightful and well-maintained rear garden, and a spacious driveway for numerous vehicles. The property benefits from a side entrance leading to the rear garden as well as a main entrance from the front.

Upon entering, you are welcomed by a large entrance hall providing access to the majority of the rooms in the property. The spacious lounge is flooded with natural light, boasting dual aspect windows to the front and rear, as well as patio doors leading out to the garden. This generous living space offers a warm and inviting atmosphere, perfect for relaxation or entertaining. From the entrance hall, you also have access to the two well-sized bedrooms and the luxurious bathroom. The main bedroom is positioned at the front of the property and features large fitted wardrobes and a sizable front-facing window, offering plenty of storage and natural light. Bedroom two, also located at the front, includes fitted wardrobes and a spacious layout, making it a comfortable second bedroom or guest room.



The family bathroom is generously sized and finished to a high standard, comprising a large bathtub, walk-in shower, WC, sink, and vanity unit, creating a luxurious and functional space. The heart of the home is the beautiful country-style kitchen diner, which features ample cupboard and worktop space, integrated appliances, and a charming dining area nestled within a bay of 15 windows overlooking the rear garden. The kitchen flows seamlessly into a spacious dining area, which is currently being used for formal dining but also benefits from an open-plan layout leading into the large conservatory, offering full views of the garden. A passageway from the open-plan dining area leads to a dedicated utility space, complete with worktop surfaces, cupboards, and additional integrated appliances. This area also provides direct access to the garage and the front of the property, offering practicality and storage solutions.

Stepping into the beautifully landscaped rear garden, you are welcomed by an elevated patio area, currently being used as an outdoor dining space. The garden is divided into two sections, a well-maintained lawn area, perfect for relaxation, and a lower garden space, which previously housed a large shed and offers potential for further landscaping or development. This well-maintained bungalow is ready to move into, yet also presents an excellent opportunity for modernisation or renovation, making it the ideal forever home.

Council Tax Band D. Energy Rating D. Tenure FREEHOLD. The last advertised photograph is an approximate example of the boundary and should be confirmed by your Legal Representative.

Please Note: If you proceed with an offer on this property, we are obliged to undertake an Anti Money Laundering check for all buyers on behalf of HRMC. All estate agents are required to do this by law. We outsource this process to our compliance partners, Movebutler who charge a fee for this service.





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: 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.

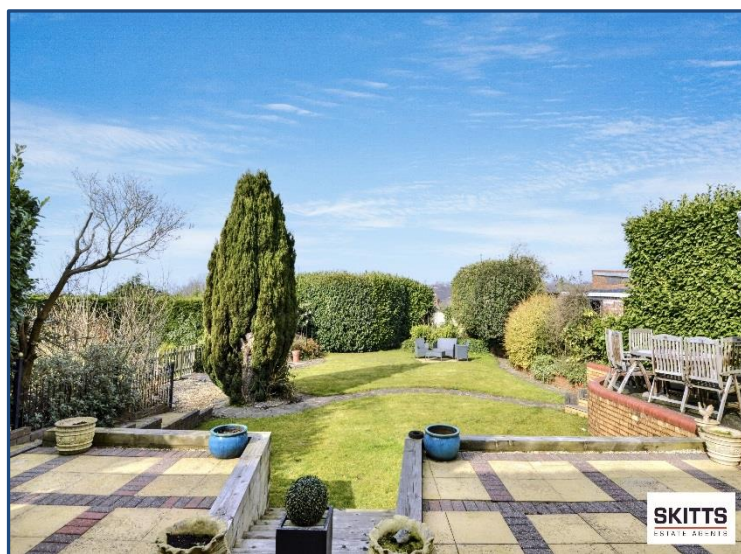
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

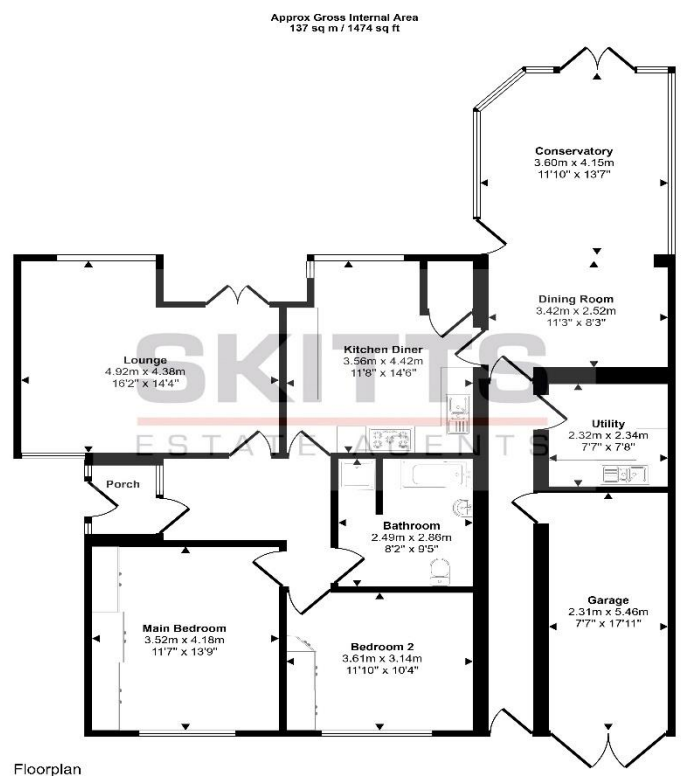
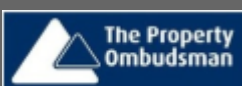




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: