



The Straits, Lower Gornal
Dudley, DY3 3AA

£230,000



Situated in an extremely popular residential area, this three bedroom semi-detached family home is offered for sale with no upward chain, has been well maintained but requires some modernisation works with great potential.

The property benefits from central heating, double glazing, off road parking, a pleasant rear garden with extensive lawn area and delightful far reaching views. Further highlights include: entrance porch, reception hall, living room, sitting room, kitchen, bathroom, two double bedrooms and one single bedroom. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of concrete driveway providing off road parking past lawn fore-garden.

Entrance Porch Having double glazed doors.

Reception Hall Having central heating radiator.

Living Room 12' 4" x 11' 6" (3.76m x 3.50m) Gas fire with fire-place, two wall light points, central heating radiator and double glazed bay window.

Sitting Room 12' 5" x 10' 11" (3.78m x 3.32m) Gas fire with tiled fire-place, central heating radiator and double glazed door out.

Kitchen 10' 4" x 6' 11" (3.15m x 2.11m) Inset stainless steel sink top with fitted base units and works tops, fitted wall cupboards, plumbing for washing machine, pantry, ceramic wall tiling, double glazed window and door leading out.

Landing Double glazed window and loft hatch for access.

Bedroom One 13' 6" x 11' 4" (4.11m x 3.45m) Central heating radiator and double glazed bay window.

Bedroom Two 12' 2" x 10' 9" (3.71m x 3.27m) Central heating radiator and double glazed window.

Bedroom Three 8' 2" x 6' 6" (2.49m x 1.98m) Central heating radiator and double glazed window.

Bathroom 8' 1" x 6' 10" (2.46m x 2.08m) Having white suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard housing combination boiler, central heating radiator and double glazed window.

Rear Garden Paved patio area, cold water tap, lawn area, numerous flowers and flowering shrubs, out building and gated side access.





Buyers 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: 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.

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.

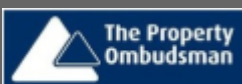




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: