



Kipling Road, Lower Gornal
Dudley, DY3 3DY

Offers in Excess of £375,000



An extremely well presented and spacious detached bungalow occupying a delightful position in an extremely popular residential area. This outstanding and stylish three bedroom property has been well maintained throughout and has been improved by the current owners to provide excellent accommodation.

Noteworthy features to this stunning home include: a homely living room with gas fire and French doors leading into conservatory, a delightful dining kitchen fitted with integrated appliances, a useful side area/utility area, a stylish bathroom with separate bath and shower cubicle and there are three good size bedrooms all with fitted wardrobes.

There is off road parking to the front plus garage (suitable for a small vehicle) and a pleasant and private garden to the rear. The property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past gravel fore-garden.

Reception Hall Composite front door, storage cupboard, laminate flooring, central heating radiator and loft hatch for access by way of retractable ladder to partially boarded loft area.

Living Room 15' 1" x 12' 2" (4.59m x 3.71m) Coal effect gas fire with marble type surround, hearth and fire-place, two central heating radiators, double glazed windows and French doors leading to conservatory.

Conservatory 16' 0" x 8' 1" (4.87m x 2.46m) Laminate flooring, central heating radiator, double glazed windows and door leading out to the rear garden.

Kitchen 12' 2" x 10' 6" (3.71m x 3.20m) Inset ceramic type sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Integrated dishwasher, range of fitted wall cupboards, ceramic wall and floor tiling, feature plinth lighting, flush ceiling spot lights, central heating radiator, double glazed window and stable type door leading out.

Side Area/Utility 20' 8" x 5' 11" (6.29m x 1.80m) Decorative laminate work top, plumbing for washing machine, double glazed windows, door to front and rear and boiler cupboard off housing combination boiler.

Bedroom One 12' 1" x 11' 0" (3.68m x 3.35m) Range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 12' 1" x 9' 11" (3.68m x 3.02m) Built-in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 12' 4" x 8' 11" (3.76m x 2.72m) Fitted wardrobes, central heating radiator and double glazed window.





Bathroom 9' 2" x 8' 5" (2.79m x 2.56m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built-in vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, Chrome heated towel rail and double glazed window.

Garage (Suitable for a small vehicle only) 16' 9" x 8' 0" (5.10m x 2.44m MAX) Having door to the front, double glazed window, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs 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: 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.





GROUND FLOOR

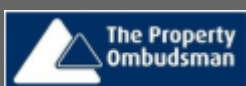


Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The vendor, agent and publisher make no representation and no guarantee as to their accuracy or efficiency can be given.
Made with Metaphor 12/2017

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: