



Thornleigh, Lower Gornal
Dudley, DY3 2JA

£275,000



A particularly impressive detached bungalow recently renovated to a high standard, situated in a popular residential area local to a range of amenities. This extremely well presented two bedroom home offers spacious accommodation and simply must be seen to be appreciated.

The property is tastefully decorated and benefits from central heating, double glazing, composite front door, 'Oak' type interior doors, new carpets, ample off road parking plus garage and a delightful rear garden which is enclosed from neighbouring properties. Further noteworthy features include a good size 'L' shaped living room, stylish fitted kitchen, modern wet room, two generous size bedrooms and a welcoming reception hall.

Council Tax Band C. Energy Rating TBC. 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, loft hatch for access and airing cupboard housing combination boiler.

'L' Shaped Living Room 19' 7" x 13' 0" (5.96m x 3.96m) Two central heating radiator and two double glazed windows.

Kitchen 9' 10" x 7' 11" (2.99m x 2.41m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, tall cupboard, plumbing for washing machine, ceramic wall tiling, double glazed window and door leading out.

Bedroom One 12' 5" x 9' 8" (3.78m x 2.94m) Central heating radiator and double glazed window.

Bedroom Two 12' 11" x 6' 8" (3.93m x 2.03m) Central heating radiator and double glazed window.

Wet Room 9' 4" x 6' 0" (2.84m x 1.83m) Having shower fitting, wash hand basin built-into vanity unit, low flush WC, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs, gates side access both side.

Garage 16' 7" x 8' 9" (5.05m x 2.66m) Having Up and Over door, light, power points and uPVC door leading into the rear garden.





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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: TBC

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.

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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.

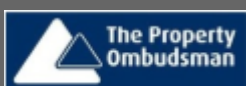




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SIGNED :

DATE:

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