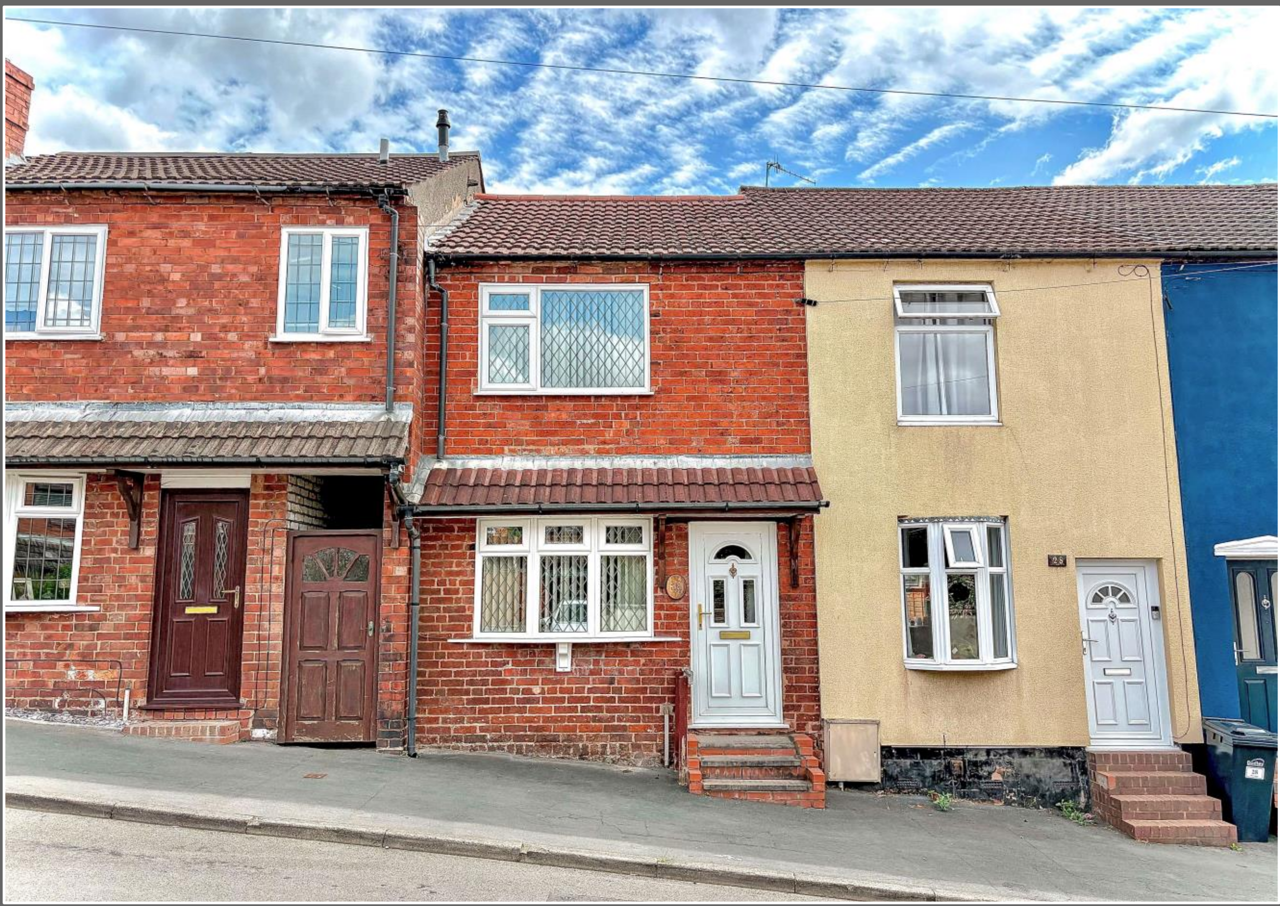
SKITTS
ESTATE AGENTS

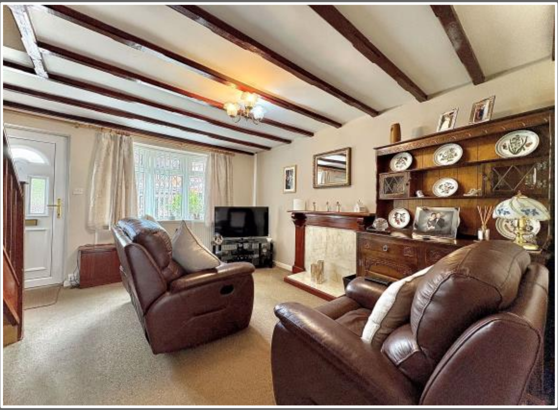


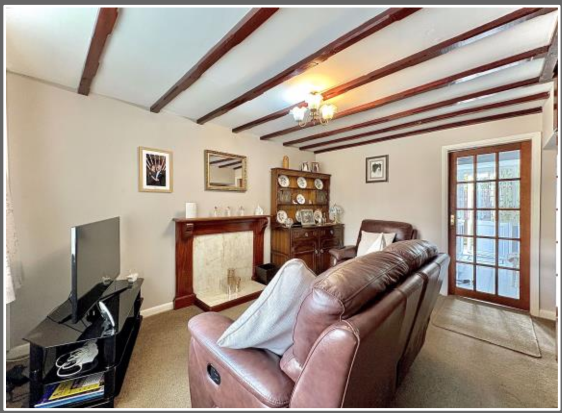
Bird Street, Lower Gornal
Dudley, DY3 2LX

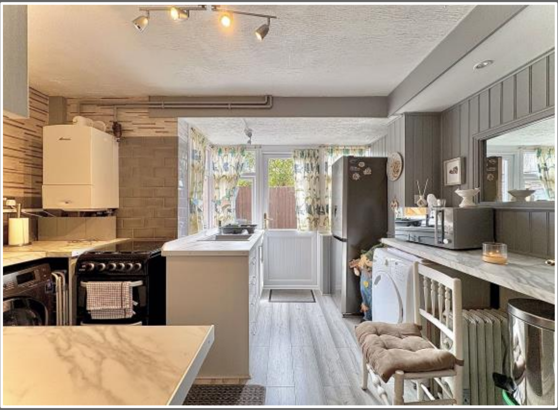
£150,000

01902 686868

We Value Your Home







A delightful two bedroom mid-terraced home occupying a pleasant position in a sought after and convenient location close to Gornal Village and a range of amenities, this well presented and well maintained property offers a wonderful opportunity for first time buyers, downsizers or investors alike.

Boasting a warm and welcoming atmosphere throughout, the accommodation features a homely living room perfect for relaxing and a stylish fitted breakfast kitchen that provides an ideal space for everyday dining and entertaining.

Upstairs, off the landing are two bedrooms along with a bathroom. To the rear, the property enjoys a low maintenance courtyard with gated side access and a pathway leading to a lawn garden with flowers and flowering shrubs, offering a delightful outdoor retreat.

Additional benefits include gas central heating via a combination boiler, UPVC double glazing and an excellent location within easy reach of shops, schools, and transport links. Early viewing is highly recommended to fully appreciate the charm and quality this home has to offer.

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

Living Room *13' 3" x 12' 7" (4.04m x 3.83m)*

Breakfast Kitchen *12' 6" x 11' 2" (3.81m x 3.40m)*

First Floor Landing

Bedroom One *12' 4" x 10' 4" (3.76m x 3.15m)*

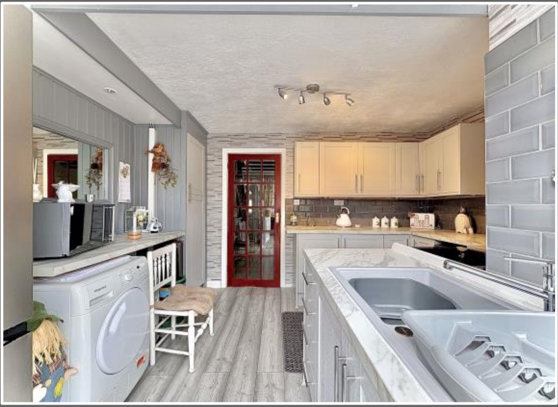
Bedroom Two *7' 9" x 7' 0" (2.36m x 2.13m)*

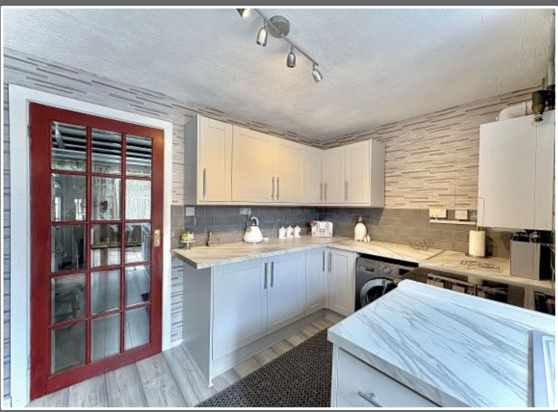
Bathroom *7' 3" x 5' 6" (2.21m x 1.68m)*

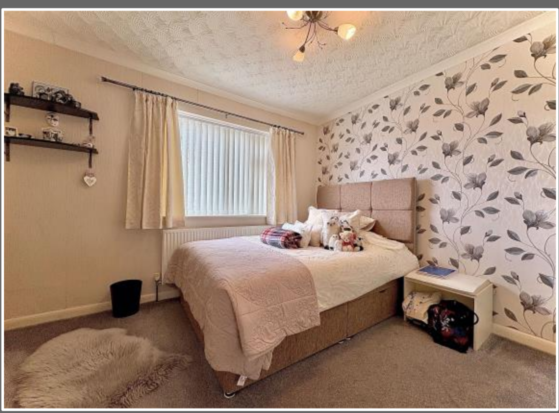
Rear Courtyard

Rear Garden

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: B
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.

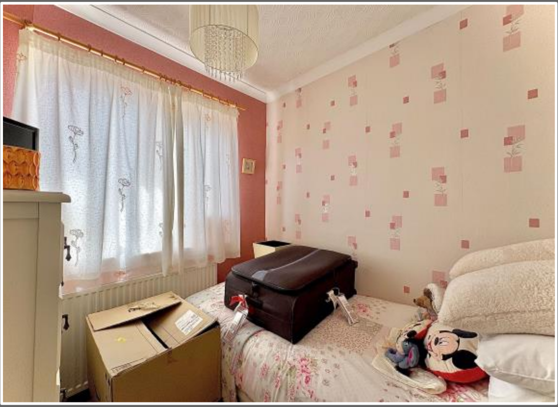
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

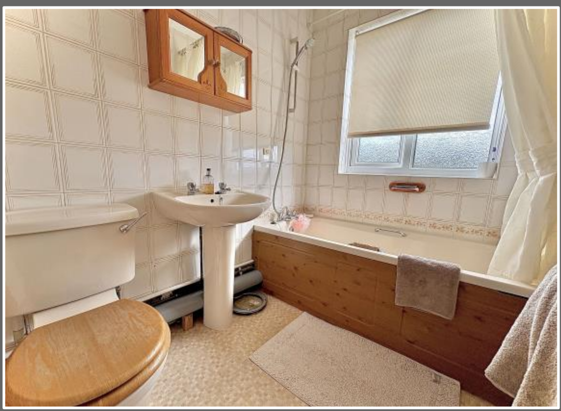
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

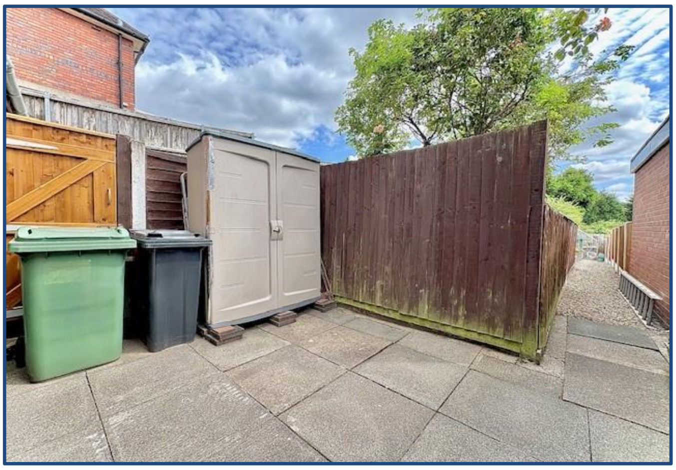
DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you 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.

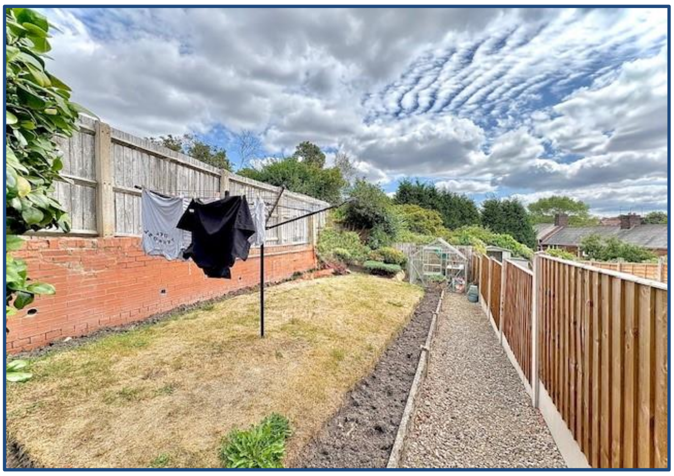
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

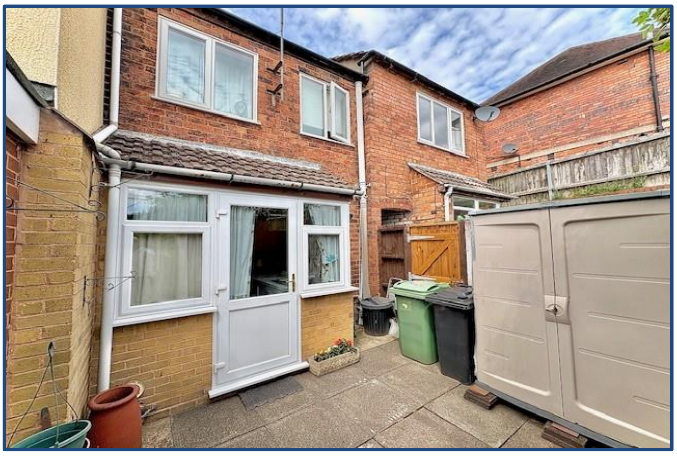
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.











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DY3 1SA

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The Property Ombudsman

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: …………………………………………………………………..