



Cotwall End Road, Lower Gornal
Dudley, DY3 3EN

Offers in Excess of £399,950



This outstanding and substantial semi-detached family home has been thoughtfully improved throughout to an exceptional standard and occupies a quiet position within a highly sought after residential area close to local amenities. Offering a stunning open aspect to the rear with breath taking views over Cotwall End Valley, the property combines generous accommodation with character, comfort and modern convenience.

A warm welcome is offered via the impressive 24ft dining kitchen, beautifully designed and fitted with timber worktops, base units, wall cupboards, a stainless steel sink top, wine rack, flush ceiling spotlights, an integrated dishwasher, Falcon range cooker with five-ring gas hob and American Style Fridge Freezer with Ice Making Machine. This elegant space flows seamlessly into the inviting sitting area, where further ceiling spotlights and double glazed French doors open into a bright conservatory with housing, electrics, plumbing and vent for a washing machine and clothes dryer, along with panoramic views of the extensive rear garden.

The ground floor also features a cosy living room with solid Oak flooring, a charming Cast Iron log burner set within an exposed brick chimney breast. Completing the ground floor is a luxurious bathroom showcasing a Copper-style freestanding bath, separate double shower cubicle, built-in vanity with matching Copper-style wash basin, low flush WC with electronically operated integrated bidet, feature lighting, Bluetooth mirror and integrated speaker system, heated towel rail and underfloor heating.



The spacious first floor landing provides access to two loft hatches, one of which has retractable ladders leading to a partially boarded loft area. Four well presented and generous bedrooms continue the home's sense of quality and care, with bedroom two offering built-in wardrobes with mirror fronted sliding doors and bedroom three featuring further fitted wardrobes and an attractive original fireplace. The stylish first floor shower room is finished to a high specification with a large shower cubicle, built-in vanity unit with wash basin and WC, ceramic wall and floor tiling, heated towel rail, extractor fan and Bluetooth mirror with integrated speaker system.

The rear garden is a true highlight and provides an exceptional outdoor retreat. A paved patio area with firepit leads to an impressive covered outdoor kitchen crafted from Yorkshire stone, Oak beams with slate roof complete with timber worktops, barbeque, pizza oven and stainless-steel chimney and island - perfect for entertaining or relaxing in peaceful surroundings. Beyond the patio lies an extensive lawn offering open views and a wonderful sense of space. A brick-built storage building provides excellent versatility for garden storage or potential conversion, subject to planning permission, and gated side access adds further convenience.

Tastefully decorated, exceptionally maintained and offering a superb blend of original character and contemporary comfort, this remarkable family home provides spacious accommodation in a prime location and must be viewed to be fully appreciated.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Living Room 13' 0" x 12' 5" (3.96m x 3.78m)

Sitting Area 15' 11" x 11' 11" (4.85m x 3.63m)

Dining Kitchen 24' 10" x 11' 0" (7.56m x 3.35m)





Conservatory 12' 6" x 10' 7" (3.81m x 3.22m)

Downstairs Bathroom 14' 1" x 6' 0" (4.29m x 1.83m)

First Floor Landing

Bedroom One 14' 1" x 11' 10" (4.29m x 3.60m)

Bedroom Two 12' 4" x 9' 3" (3.76m x 2.82m)

Bedroom Three 11' 3" x 11' 0" (3.43m x 3.35m)

Bedroom Four 8' 4" x 7' 7" (2.54m x 2.31m)

Shower Room 8' 3" x 4' 0" (2.51m x 1.22m)

Rear Garden Enclosed and private from neighbouring properties.

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.

Special Note The vendors have confirmed that the following items are to remain in with the sale of the property:

Two Garden Buddhas. Two Garden Storage Units - One on a hardstanding platform on the garden lawn and one for recycling on the patio area. Wooden shed with water butt. Bespoke handmade stair rail and matching ornate landing mirror. Shelving in bedroom two. Four Vegetable Garden Planters. Four Patio plants and pots. Bay trees in pots to front of property. Metal Shed (to the rear of brick built shed). Lounge curtains. Window Blinds in the kitchen, fire room and bedrooms two, three and four. American Style LG Fridge Freezer, Water Dispenser and Ice Maker. Wall Mounted TV's in bedroom one and three and cosy living room. Light fittings in all four bedrooms. Two light fittings on the stairs and landing. Light fittings in the sitting room and conservatory.

All remaining items should be confirmed by your legal representative.

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



