



**Summit Place, Lower Gornal**  
**Dudley, DY3 2TQ**

**£395,000**



An outstanding and spacious family residence maintained throughout to a particularly high standard benefiting from a separate Annex to the side ideal for a family members own living space.

This impressive detached property with four/five bedrooms and two bathrooms is unique and provides stunning features that simply must be seen to be appreciated.

Located in an extremely popular residential area within walking distance from Gornal Village and a range of amenities, the substantial property is tastefully decorated immaculately presented.

Interior viewing is highly recommended to fully appreciate the accommodation.

**Approach** Having tarmac driveway providing off road parking with gates to further parking.

**Entrance Porch** Having ceramic floor tiling, double glazed windows and door.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit and ceramic wall tiling.

**Reception Hall** Having double glazed door, Karndean flooring, central heating radiator, wall light point and double glazed window.

**Living Room** 25' 5" x 11' 2" (7.74m x 3.40m) Having log effect gas fire with feature fireplace, original type timber beams, two central heating radiators, four wall light points, double glazed bow window and double glazed French doors leading out to the rear garden.

**Breakfast Kitchen** 14' 7" x 11' 0" (4.44m x 3.35m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiles. Central heating radiator, cupboard housing Worcester combination boiler, laminate flooring, double glazed window and double glazed door leading out.

**Landing** Having loft hatch for access via retractable ladder, central heating radiator and double glazed window.

**Bedroom One** 12' 6" x 12' 2" (3.81m x 3.71m) Having range of fitted wardrobes and drawers, central heating radiator, laminate flooring and double glazed window.

**Bedroom Two** 12' 4" x 12' 2" (3.76m x 3.71m) Having loft hatch for access, central heating radiator and double glazed window.

**Bedroom Three** 11' 0" x 6' 3" (3.35m x 1.90m) Having central heating radiator, laminate flooring and double glazed window.







**Bedroom Four** 7' 9" x 6' 8" (2.36m x 2.03m) Having built in wardrobes with integrated bed and double glazed window.

**Bathroom** 11' 0" x 6' 3" (3.35m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, wash hand basin, low flush WC and bidet built into vanity units. Ceramic wall tiling, extractor fan, central heating radiator and two double glazed windows.

### Annex

**Lounge** 12' 6" x 8' 3" (3.81m x 2.51m) Having central heating radiator, laminate flooring and double glazed window.

**Kitchen** 11' 4" x 7' 9" (3.45m x 2.36m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, plumbing for washing machine, central heating radiator, double glazed window and door to rear garden.

**Bedroom** 11' 6" x 8' 4" (3.50m x 2.54m) Having central heating radiator, laminate flooring and three double glazed windows.

**Bathroom** 7' 3" x 4' 2" (2.21m x 1.27m) Having 'White' suite comprising: panelled bath with shower fitting, low flush WC and wash hand basin built into vanity unit, ceramic wall tiling, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, power point, neat lawn area, numerous flowers and flowering shrubs. Summerhouse, side gravel area and gated side access.



**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.

**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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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.

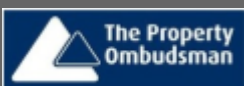




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	