



**Sandstone Close, Lower Gornal**  
**Dudley, DY3 2EQ**

**Offers Over £440,000**



A unique opportunity to purchase an outstanding and substantial family residence occupying a particularly delightful and quiet position. This impressive detached residence situated on a large plot offers breathtaking and versatile accommodation that simply must be seen to be appreciated.

The property has been extremely well maintained and benefits from six/seven bedrooms, four bathrooms, living room with cast iron burner and patio doors leading out to the stunning rear garden providing a good size lawn area, childrens play area and an impressive timber summerhouse.

Further noteworthy features to this delightful family home include: gas fired central heating, double glazing, a fitted dining kitchen with range cooker plus separate dining room, a range of 'velux' windows to the first floor, two double carports to the front of the property plus ample off road parking for numerous vehicles. The well presented home offers an enormous amount of potential and further opportunities, with interior viewing HIGHLY recommended.

**Approach** By way of good size gravel area providing ample parking for numerous vehicles past central lawn area and side areas.

**Reception Hall** Having double glazed front door, under stairs cupboard, wall light points, timber flooring and two central heating radiators.

**Living Room** 16' 9" x 15' 4" (5.10m x 4.67m) Having cast iron multi fuel burner, wall light points and feature lighting, two central heating radiators, double glazed windows and double glazed sliding doors opening out to the rear extensive garden.

**Sitting Room** 12' 0" x 11' 0" (3.65m x 3.35m) Having central heating radiator and double glazed window.

**Dining Room** 11' 3" x 8' 9" (3.43m x 2.66m) Having two wall light points, central heating radiator, laminate flooring, two double glazed windows and door to rear garden.

**Dining Kitchen** 14' 5" x 11' 1" (4.39m x 3.38m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, Cuisine Master range cooker with 5 ring electric hob, three ovens, grill and plate warmer. Range of fitted wall cupboards, two wine racks, ceramic floor tiles, flush ceiling spot lights, extractor fan, central heating radiator and double glazed window.

**Utility** 9' 1" x 6' 1" (2.77m x 1.85m) Having inset stainless steel sink with fitted base units and decorative laminate work top. Plumbing for washing machine, wall mounted Worcester combination boiler, ceramic floor tiling and double glazed window.

**Inner Hall** Having central heating radiator, ceramic floor tiling and double glazed door leading out.

**Bedroom Two (ground floor)** 13' 5" x 11' 7" (4.09m x 3.53m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**En-Suite Shower Room (ground floor)** Having shower cubicle with shower fitting, two wash hand basins built into vanity units, low flush WC, chrome heated towel rail and double glazed window.

**Bedroom Five (ground floor)** 13' 5" x 12' 6" (4.09m x 3.81m) Having central heating radiator and double glazed window.







**Bedroom Six (ground floor)** 12' 0" x 10' 1" (3.65m x 3.07m) Having central heating radiator and double glazed window.

**Downstairs Bathroom** 11' 1" x 5' 9" (3.38m x 1.75m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail, ceiling spot lights and double glazed window.

**Landing** Having two Velux windows.

**Bedroom One (first floor)** 33' 0" x 12' 0" (10.05m x 3.65m) (Max) Having two central heating radiators and two Velux windows.

**En-suite Shower Room (first floor)** Having shower cubicle with shower fitting, low flush WC, wash hand basin built into vanity unit, extractor fan, grey heated towel rail, ceramic wall tiling and Velux window.

**Bedroom Three (first floor)** 12' 6" x 7' 1" (3.81m x 2.16m) Having central heating radiator and two Velux windows.

**Bedroom Four (first floor)** 12' 3" x 8' 9" (3.73m x 2.66m) Having central heating radiator and Velux window.

**Bathroom (first floor)** 7' 2" x 7' 1" (2.18m x 2.16m) Having panelled bath with with shower fitting, wash hand basin built into vanity unit and low flush WC, extractor fan, grey towel rail and Velux window.

**Extensive Rear Garden** Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area, children's play area with swings and slides and two side accesses.

**Timber Summerhouse** Having three separate areas:

**Area One** 14' 0" x 9' 8" (4.26m x 2.94m) Having light and power points.

**Area Two** 9' 9" x 8' 0" (2.97m x 2.44m)

**Area Three** 10' 0" x 8' 2" (3.05m x 2.49m)

**Two Double Carports** To the front of the property.



**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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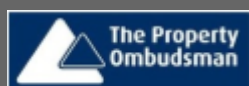
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 2116 sq. ft. (196.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
(Based on measurements 1/2021)

**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: .....