



Connells

Himley Road
Gornal Wood Dudley

Himley Road Gornal Wood Dudley DY3 2TE

for sale offers in excess of
£400,000



Property Description

In the sought after residential area of Gornal Wood with easy access to local amenities and located on the edge of picturesque countryside including Himley and Baggeridge Country Park. This spacious property on one level benefits from a wide entrance hallway, fitted kitchen/separate utility, large through lounge / dining room, three double bedrooms, family bathroom and separate W.C and gas central heating and double glazing throughout. Landscaped rear garden with panoramic views, off road parking for multiple vehicles and a double garage,

Entrance Porch

Having double glazed door and double glazed window to the front elevation.

Hallway

Built-in cloakroom/storage cupboard, central heating radiators, telephone landline, broadband and electrical sockets.

Through Lounge Diner

27' 9" x 15' 6" (8.46m x 4.72m)

Having double glazed windows & patio door with easy access to large patio area to the rear, central heating radiators, t.v. point, gas fire with feature slate & marble surround.

Kitchen Diner

11' 9" x 11' 9" (3.58m x 3.58m)

Fitted kitchen comprising a range of wall and base units with roll top work surfaces over, one and a half bowl sink and draining board, electric oven and gas hob with extractor over, integrated dishwasher, central heating radiator, tiled from skirting level, double glazed windows to the front elevation.

Utility Room

11' 8" x 11' 6" (3.56m x 3.51m)

Range of wall and base units with work surfaces over, stainless steel sink and draining board, tiled from skirting level, space for domestic appliances, plumbing for automatic washing machine, loft access, radiator, double glazed windows to the front elevation and door to the side elevation.

Bedroom One

15' 1" x 12' 2" (4.60m x 3.71m)

Master bedroom, double glazed windows to the rear elevation, fitted wardrobes and dressing table, central heating radiator.

Bedroom Two

11' 9" x 12' 1" (3.58m x 3.68m)

Double glazed bay window to the front, fitted wardrobe, drawers and open shelving, central heating radiator.

Bedroom Three

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed windows to the rear, fitted wardrobes and drawers, and central heating radiator.

Bathroom

9' 9" x 9' 3" (2.97m x 2.82m)

Suite comprising walk-in shower, panelled bath, wash hand basin, fully tiled, double glazed windows to the front, central heating radiator. Large airing cupboard and central heating controller.

Separate W.C.

5' 9" x 3' 11" (1.75m x 1.19m)

Low level w.c., corner wash hand basin, double glazed awning window to the front.

Outside

The property is accessed from a private unadopted road just off the Himley Road that is shared with neighbouring properties. To the front of the property there is a large block paved driveway providing off road parking for multiple vehicles and access to double garage. Side gate leads to a secluded paved patio area with access to side garage and utility doors. Landscaped rear garden having a large paved patio area, lawn and decorative borders with mature plants & shrubs.

Double Garage

19' 9" x 17' 3" (6.02m x 5.26m)

Two up and over doors, power & lighting, glazed window and access door to the side.

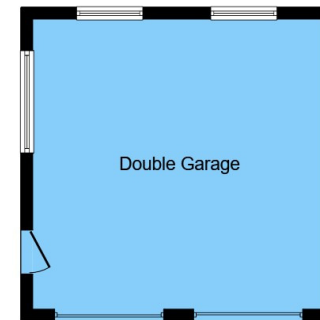








Floor Plan



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/DUD312013

Tenure: Freehold



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