

for sale

offers in the region of **£230,000**



## Quarry Brow Upper Gornal Dudley DY3 1UA

**\*\*A MUCH IMPROVED AND BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME LOCATED IN THE POPULAR RESIDENTIAL AREA OF UPPER GORNAL\*\***

# Quarry Brow Upper Gornal Dudley DY3 1UA

## Entrance Hallway

Double glazed entrance door to the front elevation, radiator, stairs to first floor accommodation, doors to

## Lounge

14' 9" x 12' 1" ( 4.50m x 3.68m )

Double glazed window to the front elevation, feature log burner, t.v. point, central heating radiator.

## Kitchen Diner

18' 3" x 7' 9" ( 5.56m x 2.36m )

Refitted kitchen to comprise a range of wall and base units with roll top work surfaces over, inset belfast style sink, integrated fridge, integrated freezer, electric oven & gas hob with extractor, wall mounted central heating boiler, integrated washer dryer, integrated dishwasher, double glazed window to the rear, double glazed door to the side elevation.

## Inner Lobby

Double glazed door to the side & garden, understairs storage cupboard.

## Cloakroom

Suite to comprise low level w.c, chrome heated towel rail.



## First Floor

### Landing

Double glazed window to side, loft access, doors to

### Bedroom One

11' 9" x 10' 3" ( 3.58m x 3.12m )

Double glazed window to the front, built-in wardrobe, solid wood floor.

### Bedroom Two

12' x 7' 9" ( 3.66m x 2.36m )

Double glazed window to the rear, radiator.

### Bedroom Three

8' 1" x 7' ( 2.46m x 2.13m )

Double glazed window, radiator.

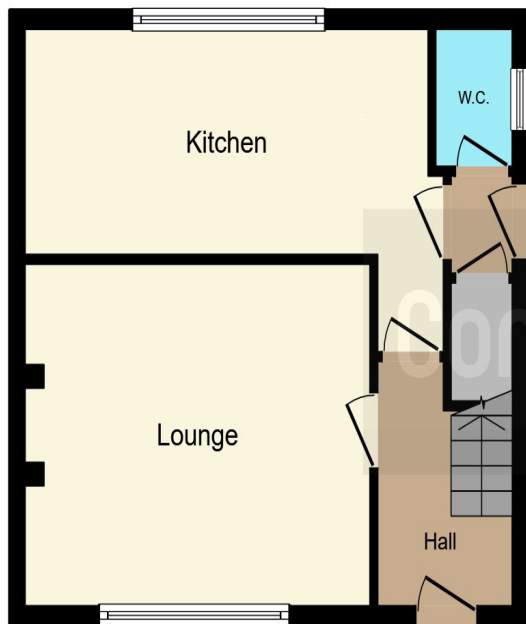
### Bathroom

Refitted suite to comprise paneled bath with shower over, wash hand basin in vanity unit, low level w.c., chrome heated towel rail, tiled, double glazed window.

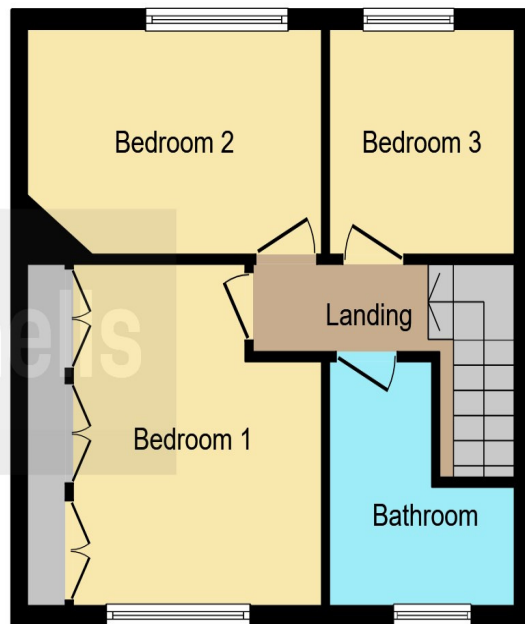
## Outside

To the front of the property block paved driveway giving off road parking. Low maintenance landscaped rear garden, shed, gate giving side access.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD312850 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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