



Connells

Brick Kiln Lane
Dudley



Property Description

This is a highly exceptional chance to acquire a remarkable traditional semi-detached residence situated in the highly desirable area of Gornal Wood. The property offers ample living space and has been meticulously maintained, making it an ideal family home. It features two reception rooms, an integral garage, and a beautifully proportioned rear garden. Conveniently located near Gornal Village, it provides easy access to various amenities, shops, local schools, and Himley Hall Park.

Entrance Porch

Double glazed doors to the front elevation.

Entrance Hall

Door to the front, stairs to first floor accommodation, central heating radiator, original parquet flooring.

Living Room

15' 11" x 11' (max) (4.85m x 3.35m (max))

Double glazed bow window to the front elevation, gas fire with brick built feature surround, central heating radiator.

Dining Room

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to the rear, gas fire with feature surround, central heating radiator.

Kitchen

10' 4" x 9' 11" (3.15m x 3.02m)

A fitted kitchen to comprise wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric cooker point with fitted extractor hood over, storage pantry, tiling to splashback, double glazed window to the rear, central heating radiator, door to the rear leading to garden.

Cloakroom

Understairs storage area, with additional Low level w.c., wash hand basin, double glazed window to the side.

First Floor

Landing

Double glazed window to the side, double glazed window to the front, airing cupboard, central heating radiator.

Bedroom One

14' 11" x 9' 11" (4.55m x 3.02m)

Double glazed window to the front elevation, fitted wardrobes, central heating radiator.

Bedroom Two

13' x 9' (3.96m x 2.74m)

Double glazed window to the front, central heating radiator.

Bedroom Three

11' 2" x 6' (3.40m x 1.83m)

Double glazed window to the rear, fitted wardrobes, central heating radiator.

Shower Room

11' x 8' (3.35m x 2.44m)

Walk-in shower cubicle with mains shower, wash hand basin, low level w.c., central heating radiator, tiling, built in storage cupboard, double glazed window to rear elevation, loft access which is partly boarded for storage.

Outside

To the front of the property driveway giving off road parking, foregarden with gravel detail & various borders & shrubs, side access to rear garden.

Rear garden having block paved patio area, storage unit, lawned area with various shrubs & borders, further lawned area with various shrubs & borders, garden shed and vegetable patch.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a

significant proportion of land across England and Wales. Your Conveyancer will take the necessary

steps and advise you accordingly









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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EPC Rating: D

Tenure: Freehold

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Property Ref: DUD312029 - 0009