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The Warren, 1 Chase Road

Lower Gornal

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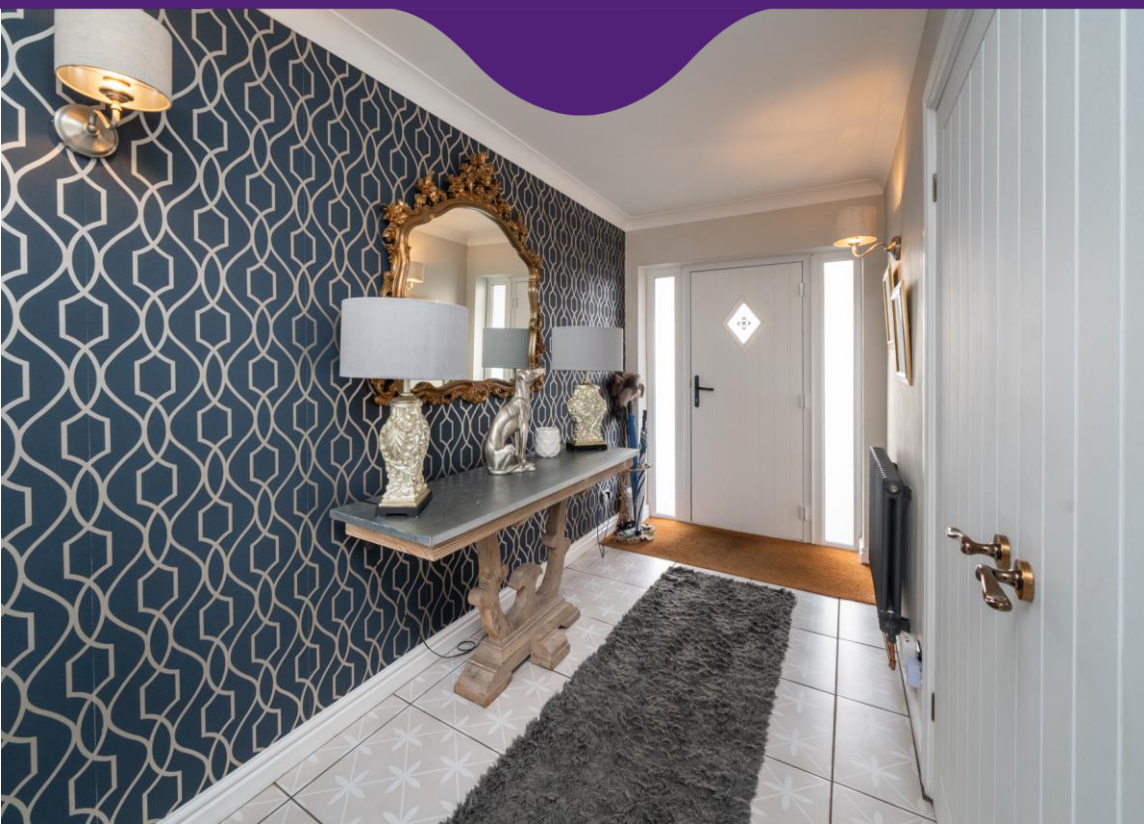
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The Warren, 1 Chase Road, Lower Gornal, Dudley, DY3 2RL

A very large individually constructed modern detached 3 bedroom bungalow, located in a sought after and historical semi rural area of Gornal. Having been modernised in almost every aspect over recent years, which includes new windows and doors, replacement fascia and guttering, Garage roof re-timbered and felted, cavity wall and loft insulation, cast iron radiators and re-plastered throughout. In addition the property benefits from off road parking with an additional gated parking area to the side. The property is situated along a popular location that is within close proximity distance to amenities in Gornal village, good schools and public transport links. This property offers a great opportunity to purchase an impressive bungalow that is ready to move into, viewing is essential to appreciate this hidden gem!

Accommodation briefly comprises; Reception Hallway, Lounge, Breakfast Kitchen with French doors to the rear Garden, Utility/Office with wc and Conservatory off, three double bedrooms, modern family bathroom, private rear Garden and garage for storage.

A STUNNINGLY PRESENTED DETACHED BUNGALOW WITH PLENTY OF ACCOMMODATION AND SPACE THROUGHOUT. INTERNAL INSPECTION IS ADVISED.



On approach, you are greeted by tarmac driveway which provides secure and ample off road parking and a curved raised brick wall containing small mature shrubs. To the side of the property is an additional gated parking area, ideal for caravan/motorhome. (Note – There is no dropped curb) On entrance to the property, the Reception Hall has a useful storage cupboard, loft access with stairs and LED lighting. There are doors to;

The attractively decorated Lounge features a bay window which provides plenty of natural light and electric fireplace with oak mantel above.

The Breakfast Kitchen is fitted with a range of soft sage 'shaker style' units comprising laminate worktops that incorporate a ceramic inset sink, there is a built in electric oven and space for an additional oven and fridge freezer. Further to this, there is a built in Breakfast Bar creating the ideal entertaining space and French doors leading out to the rear Garden. From the Kitchen is a door through to the Utility/Office which is fitted with units and worktop with inset sink and space beneath for washing machine and dishwasher. The Utility/Office houses the 'Worcester Bosch' gas central heating boiler a door leads through to the separate WC. The Office provides a flexible space for those who work from home and features a skylight. From the Utility/Office is a door through to the Conservatory which is proximity 17ft long with French doors leading out to the rear patio area.



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we sell **homes.**



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Bedroom one comprises built in wardrobes and is located to the front of the property which features a bay window. There are two additional double bedrooms, bedroom two has dual aspect windows filling the room with natural light, and bedroom three features stylish panelling and views out to the rear Garden.

The family Bathroom is fitted with a white suite comprising; pedestal wash hand basin, wc, free standing bath and curved shower cubical with a waterfall shower head.

Externally, the property enjoys a private rear Garden, with a blocked paved patio leading up to a lawned area with a variety of shrubs. There is a further patio beyond which is currently being used as a seating area. Additionally there is gated side access, electric points and a water tap.

The Garage is currently being used as storage with an up and over door, power points and LED lighting.

NB – drainage - there is a Cesspool at the property, please ask the agent for further details.

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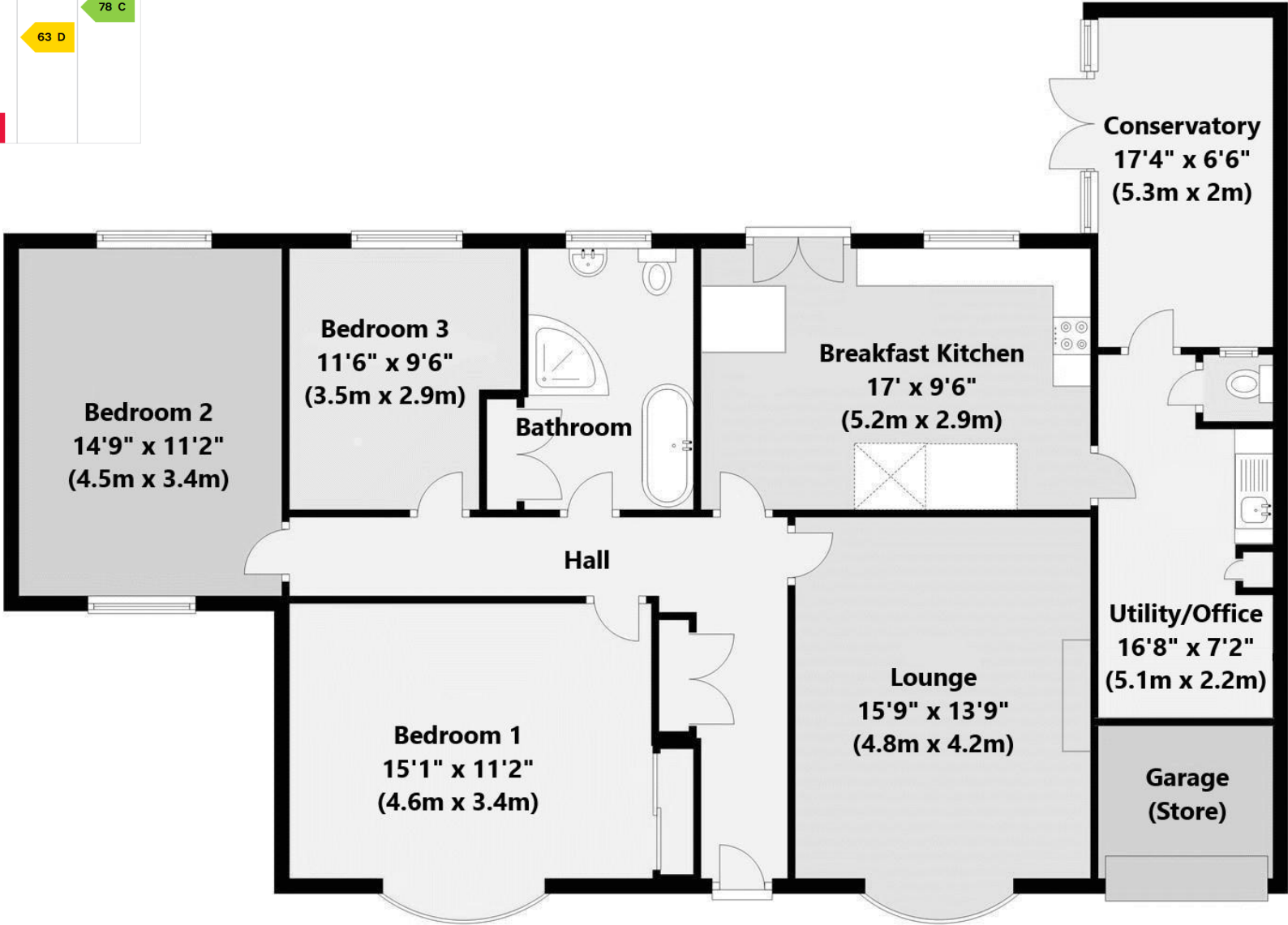




FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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