



**RICS**

the mark of  
property  
professionalism  
worldwide



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**Crimond, 68 Cinder Road**

Gornal



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

## Crimond, 68 Cinder Road, Gornal, Dudley, DY3 2RP

Every once in a while, there is a property that comes to market that just has to be seen, this is one such property, having been superbly updated and improved with no expense spared and presented beautifully throughout.

This surprisingly spacious, now 4 Bedroom Detached Dormer Bungalow with Loft Conversion offers future proofing for those wanting an upstairs now but ground floor Bedrooms later and is equally suitable as a Family Home, providing the best of both.

The property enjoys an end position, side onto Brookbank Road and is set back beyond a large gently elevated Block Paved Driveway, providing excellent off road parking, which together with the Oak Framed Porch Entrance, adds to the overall kerbside appeal.

You are immediately impressed when entering the Hall and the feeling of space with the open-plan Lounge and Open-plan Dining Room, either side, both with front bay window and log burner. The Hall has a superb feature oak/glass staircase to the far end, with fixed window and plenty of light and this gives access to the 1<sup>st</sup> Floor with 2 large Double Bedrooms (each with built-in wardrobe and their own En-Suite Shower Room with white suite). The Hall also gives access to 2 Ground Floor Double Bedrooms, the refitted Kitchen and superb, large refitted Bathroom with white suite, which also includes a walk-in shower.

THIS IS A SPECIAL HOME AND OPPORTUNITES THIS GOOD ARE HARD TO FIND. WE CAN ONLY STRESS THE NEED TO VIEW, TO TRULY APPRECIATE THE OVERALL SIZE, LAYOUT AND THE QUALITY OF THE FINISH AND PRESENTATION THROUGHOUT.



There is a Porch Entrance with oak double glazed front door and frame opening to the open plan Hall, having an oak and glass staircase to the 1st Floor, rear UPVC double glazed fixed screen, vertical radiator, recessed ceiling lights, doors leading off and the Hall opens to the Lounge and to the Dining Room.

The Dining Room has a fireplace with tiled hearth, log burner and beam mantel over, UPVC double glazed front bay window and vertical radiator.

The Lounge has a UPVC double glazed bay window, vertical radiator and fireplace with tiled hearth, log burner and beam mantel.

There is a refitted Kitchen having a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, circular bowl sink with mixer tap, Beko Built-in oven, Beko gas hob, integrated dishwasher, integrated washer, tall housing with integrated fridge freezer, vertical radiator, Pantry (with half tiled walls and side UPVC double glazed window), cupboard with gas meter, UPVC double glazed side window and there is a door to the rear Open Porch.

Bedroom 1 is a good size double room, to the Ground Floor, with school style radiator and rear UPVC double glazed bay with UPVC double glazed doors to Garden.

Bedroom 2 is also a double size room, to the Ground Floor, with UPVC double glazed side window and school style radiator.

There is a refitted Bathroom having a white suite with feature bath, large walk-in shower with side and end screen and waterfall shower, wide basin with vanity drawers below, WC with concealed cistern, vertical radiator, tiled walls, tiled floor and UPVC double glazed side window.



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



We don't sell houses  
we sell **homes.**





**RICS**

the mark of  
property  
professionalism  
worldwide

On the 1st Floor there is a Landing with UPVC double glazed rear fixed window to stairs, oak and glass balustrade, Airing Cupboard (housing the Ideal gas central heating boiler) and doors to Bedroom 3 & 4.

Bedroom 3 has a UPVC double glazed side and rear window, grey radiator, Eaves Store, built-in double wardrobe with sliding doors and door to the En-suite having a white suite with shower cubicle having sliding screen doors, WC, basin with vanity cupboard, chrome ladder radiator, double glazed roof window, extractor and part tiled walls.

Bedroom 4 has a UPVC double glazed side and rear window, grey radiator, built-in double wardrobe with sliding doors and door to the En-suite having a white suite with shower cubicle having sliding screen doors, WC, basin with vanity cupboard, part tiled walls, double glazed roof window, extractor and chrome ladder radiator.

Outside there is a Garage with timber entrance doors, side single glazed window, pedestrian door and twin power point.

The Rear Garden is gradually terraced and has a wide decking patio with sleeper retainers, lighting, and there are steps and lawned area, gate to Driveway, further side paved area with gate to front and shed and there are external power points and lights.

At the front there is a large gently elevated Block Paved driveway providing ample off-road parking with front hedge and front lawn.

Tenure: Freehold

Council Tax Band: D with improvement indicator

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



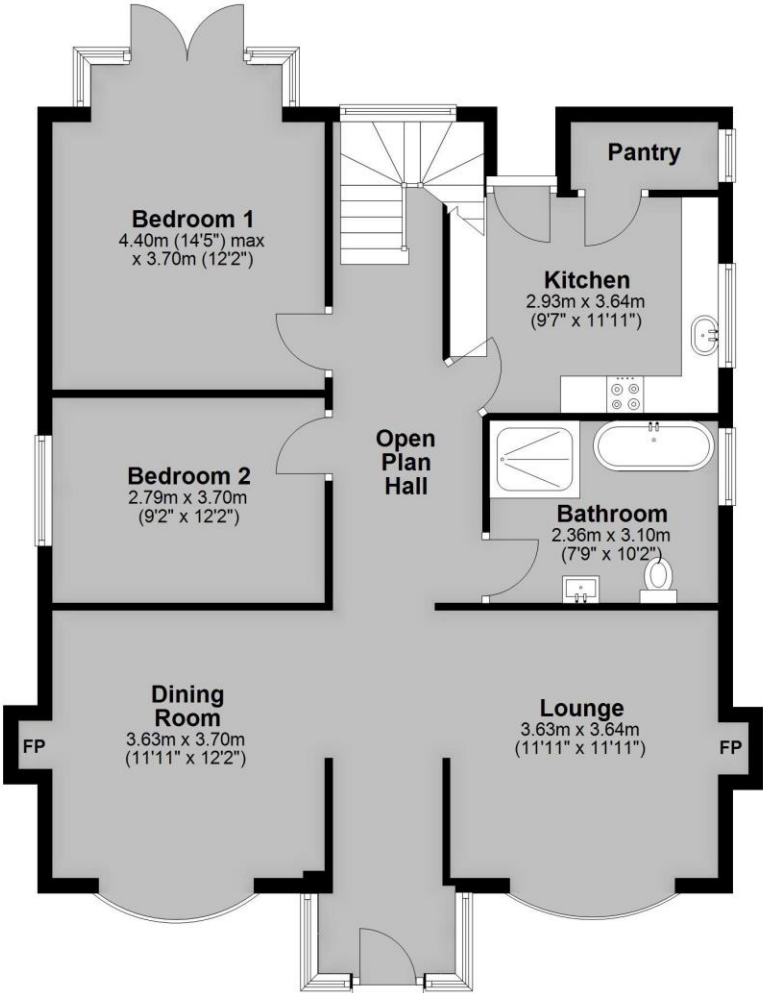




# FLOOR PLANS

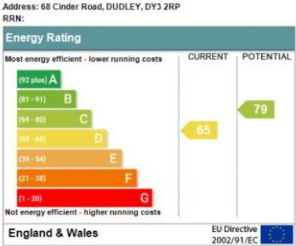
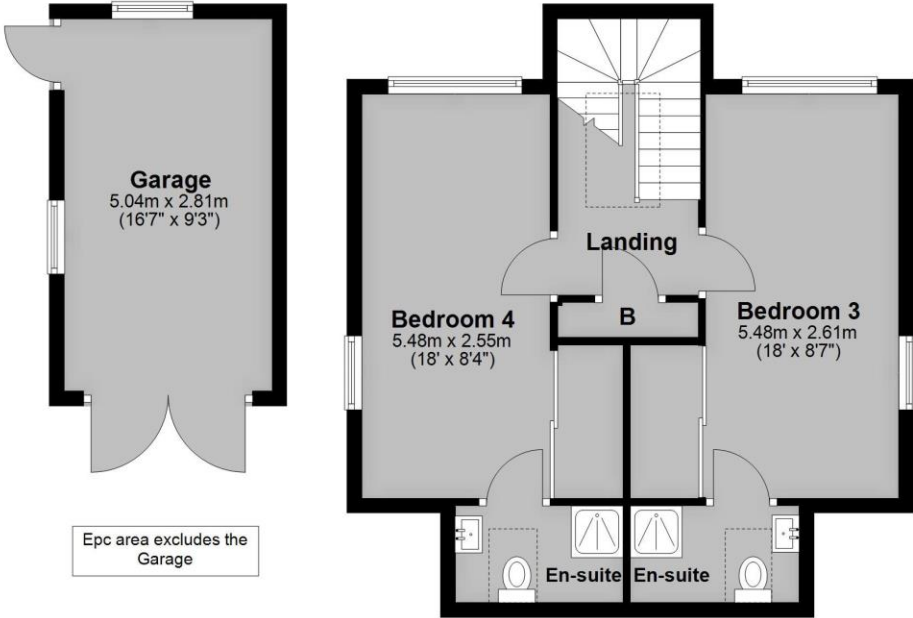
## Ground Floor

Approx. 110.0 sq. metres (1184.2 sq. feet)



## First Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 158.4 sq. metres (1704.8 sq. feet)





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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

Sales: (01384) 287622  
kingswinford@leeshaw.com [www.leeshaw.com](http://www.leeshaw.com)

We don't sell houses  
we sell **homes.**