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425c Himley Road
Gornal Wood

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425c Himley Road, Gornal Wood, Dudley, DY3 2SJ

This surprisingly spacious, quality 2 Bedroom Detached Bungalow was built in 2004, set back off the Himley Road in the extremely desirable Gornal Wood area, being tucked away in a shared access Driveway between 425 & 427 Himley Road being one of 3 Bungalows originally built.

Updated and re-appointed to a high standard and offered in turn the key ready – move in condition, the Bungalow is further enhanced by a Double Garage and the addition of a large Conservatory (now with tiled roof) and low maintenance Landscaped Rear Garden with south facing aspect. This is a very much a Bungalow warranting a full inspection to fully appreciate its position and what it has to offer.

With gas central heating, UPVC double glazing and comprising: Porch Entrance, Reception Hall, generous Lounge, superbly appointed Dining Kitchen with integrated appliances, large Conservatory, 2 Double Bedrooms (Bedroom 1 with En-Suite Toilet/Basin) and stylish Shower Room. At the front, there is a block paved Driveway leading to the Double Garage.

OVERALL, A STYLISH MODERN BUNGALOW IN A TUCKED AWAY YET CONVENIENT POSITION. OPPORTUNITIES THIS GOOD ARE HARD TO FIND AND EARLY VIEWING IS HIGHLY RECOMMENDED.



There is a porch entrance to the front with UPVC double glazed doors, tiled floor, and UPVC double glazed doors opening to the L-shaped Reception Hall having Karndean floor, loft access (with ladder, part boarded centre area, Ideal gas central heating boiler and with walk in wardrobe having hanging space, radiator and strip light).

There is a generous size Lounge, to the front, with UPVC double glazed bay window and Karndean floor.

The Dining Kitchen is comprehensively fitted having a range of wall and base cupboards in a two tone colour with cream wall cupboards and grey base cupboards, quartz worktops and up stands, tiled splashbacks, under cupboard lighting, one a half bowl sink and mixer tap, integrated Bosch microwave, integrated Kenwood dishwasher, Smeg ceramic hob with cooker hood over and drawers below, integrated Bosch washing machine, Bosch built-in double oven with cupboard above and drawers below, tall cupboard within integrated fridge freezer, tall cupboard providing storage and tall cupboard providing pantry storage, breakfast bar, table space, recessed ceiling lights, Karndean floor, UPVC double glazed window and UPVC double glazed bi-fold doors to the Conservatory.

There is a large rear Conservatory with tiled roof having raised ceiling and recessed lights, laminate floor, and being UPVC double glazed with top opening windows, UPVC double glazed doors to Garden, 2 radiators and power points.



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Bedroom 1 is a double size room with rear UPVC double glazed bay window and having door to an En-suite Toilet with white floating WC having concealed cistern, wide basin with vanity drawers and cupboard below, obscure UPVC double glazed rear window, recessed ceiling lights and wide mirror cabinet.

Bedroom 2 was originally two rooms and has been opened up to create a larger double bedroom with UPVC double glazed window and UPVC double glazed bay window to front, Karndean floor, vertical white radiator and range of built-in wardrobes also including three drawers.

There is a Shower Room having tiled floor and step to the tiled walk-in shower having side screen and waterfall shower, WC with concealed cistern, wide basin with vanity cupboard below, mirror cabinet and cupboard below, recessed ceiling lights, chrome ladder radiator and obscure UPVC double glazed side window.

Outside, there is a Double Garage having electric up and over door, obscure UPVC double glazed side fixed window, part obscure UPVC double glazed side pedestrian door, sink with cold water tap, strip light and opening to the rear lean to.



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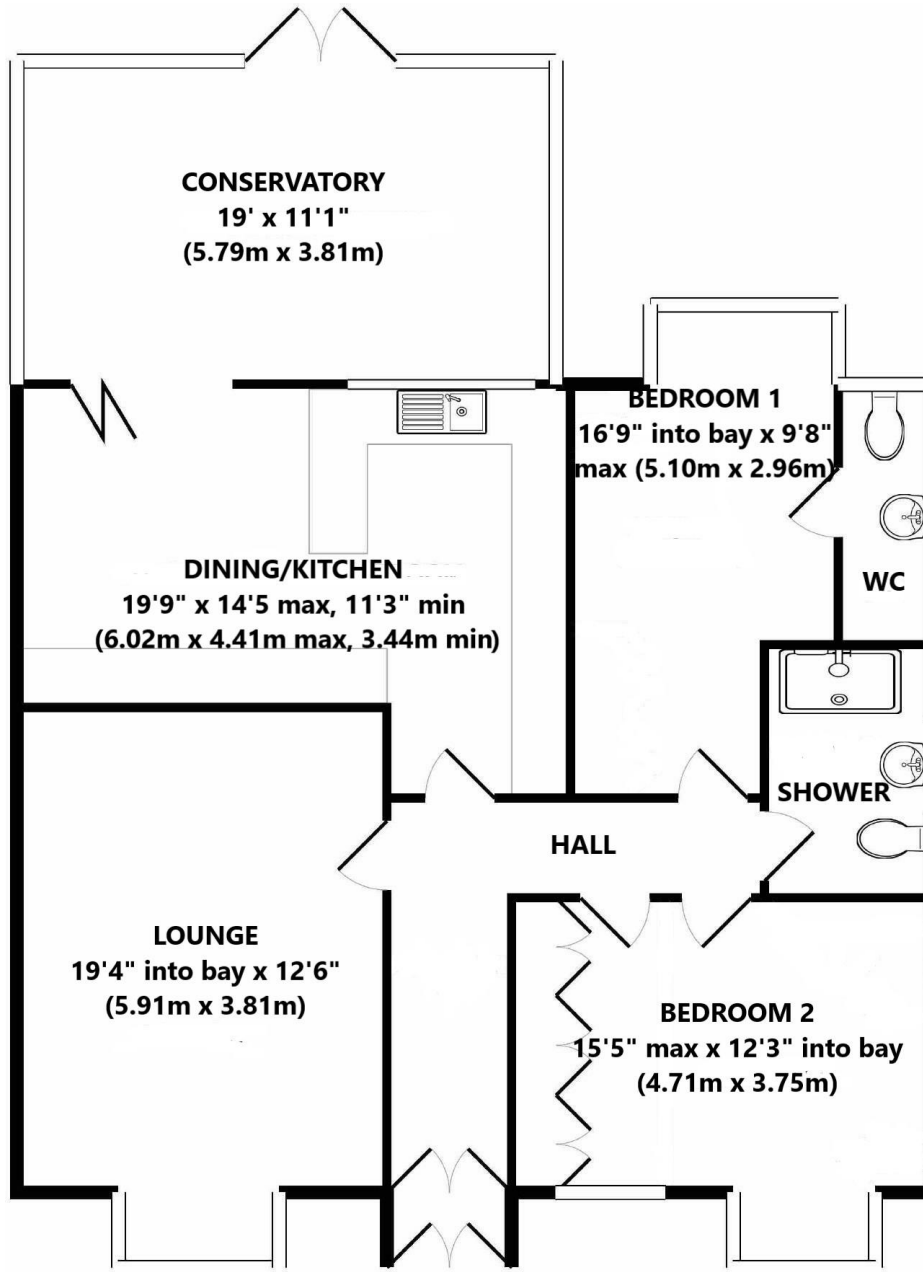
At the front, there is a block paved Driveway, gravelled area to front and steps to the front entrance and porcelain tiled pathway with gate leading to the side of the Bungalow.

The Rear Garden is south facing and has been landscaped for ease of maintenance and is set over 3 small levels, having porcelain tiled patio areas, steps, low walling with slate tiles, artificial lawn and rear gravel border. There is a porcelain tiled side path with shrub border leading round to the Garage.

Tenure: Freehold
Council Tax Band: D



FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only



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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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