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**2 Redstone Way**  
Lower Gornal

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## 2 Redstone Way, Lower Gornal, Dudley, DY3 2ED

Fantastic opportunity for a unique and stylish, 2 bedroom detached Coach House with secure electric gated entrance and positioned on a popular modern development built by Kendrick Homes Limited. The property is located in a popular address that is within close proximity to amenities in Gornal village, good schools, public transport and within easy reach of Cotwall End Nature Reserve. This property offers a great opportunity to purchase an impressive Coach House that is ready to move into, ideal for first time buyers or those looking to downsize. Internal inspection is highly recommended. With gas central heating and UPVC double glazing throughout.

Accommodation briefly comprises; Entrance, stairs to first floor, Reception Hall, Lounge/Dining, Kitchen, 2 Double Bedrooms (Bedroom 1 with fitted wardrobes) and Bathroom.

OVERALL A SPACIOUS, WELL PLANNED COACH HOUSE, IDEAL FIRST TIME HOME OR SOMEONE LOOKING TO DOWNSIZE. VIEWING IS HIGHLY RECOMMENDED.

On approach, you are greeted by a shared electric gated entrance with block paved driveway and an allocated parking space, a pathway leads to the composite front door which opens into the entrance with door to garage and stairs to the first floor;



The Landing has carpet throughout, two storage cupboards and has doors to;

The spacious and well presented Lounge/Dining Area benefits from dual aspect windows which provides ample natural lighting. The Kitchen is fitted with a range of wall and base units with worktops and tiled splash back. The worktops incorporate an inset sink and drainer, built in oven, gas hob with extractor fan above and appliance spaces. One of the units houses the boiler and there is a useful breakfast bar.

There are 2 generous sized bedrooms located at the front of the property with bedroom one benefitting from built in wardrobes. The contemporary Bathroom is fitted with a white suite comprising; WC, pedestal basin, stylish vertical radiator, P shaped bath with electric shower over.

Externally, the Coach House benefits from 1 allocated parking space, single garage to the ground floor with up and over door and understairs storage cupboard.

The Couch House is Leasehold

Council Tax Band - B

Service charge is approximately £1,192 per half yearly

Ground Rent is approximately £47.50 per half yearly

Lease - 150 years from 1 January 2003

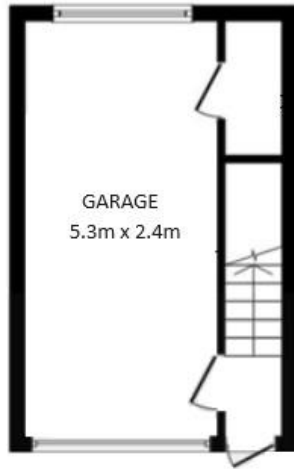


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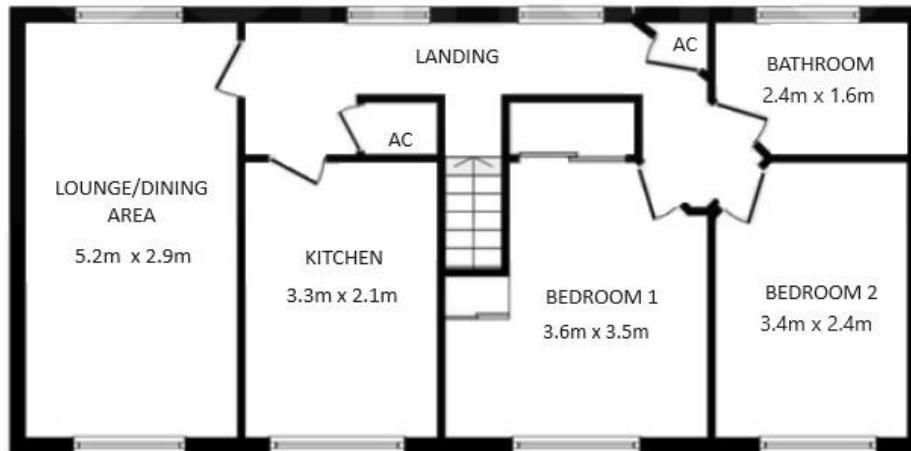
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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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>

# FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	73	75
39-54	E		
21-38	F		
1-20	G		



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

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