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**11 Water Road**  
Lower Gornal, Dudley

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Fantastic opportunity, this much improved, superbly re-appointed, 3 Bedroom Traditional style Detached Family Home with large mature Rear Garden, exudes quality and style and is well worth early inspection to fully appreciate.

The property stands well, with large block paved/gravelled Driveway, having feature walling with lights and providing ample off road parking, with great kerbside appeal and is ideally placed within this highly sought after road, just a stone throw from great amenities within Gornal Village.

With gas central heating, double glazing and comprising: Porch Entrance, Reception Hall, Lounge with Log burner, opens to the rear Sun Lounge, separate Sitting Room, impressive refitted Dining Kitchen having defined Dining Area with vaulted ceiling and roof windows, Lobby with Utility Store, Guest Cloakroom with wc & basin, Landing, 3 Bedrooms (2 with wardrobes) and refitted Shower Room. The property is further enhanced by a south east facing Rear Garden, making for a great backdrop, with the added benefit of a Garden Room providing flexible space with bi-fold doors, kitchen area and Shower Room. There is also a Garage (Store).

OVERALL, THE PROPERTY REPRESENTS A RARE FIND AT THIS DESIRABLE ADDRESS, ATTRACTIVELY PRESENTED THROUGHOUT WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being double glazed with door and screen to Reception Hall having a tiled floor, stairs off to 1st Floor, recessed ceiling lights, rear double glazed window to stairs and doors leading off.

The Lounge has a parquet floor, Slovac log burner with hearth and beam mantel shelf over, double glazed window, recessed ceiling lights and opens to:

Rear Sun Lounge, having double glazed window and side double glazed doors to Garden and recessed ceiling lights.

On the other side of the Hall, there is a separate Sitting Room with double glazed bay window, parquet floor, exposed brick wall and recessed ceiling lights.

There is a stunning refitted Dining Kitchen having range of wall and base cupboards, worktops and matching splashbacks, rear double glazed bay window having sink and mixer tap with integrated dishwasher below, Neff built in oven. Neff ceramic hob with Neff cooker hood over, recessed ceiling lights, double glazed rear fixed window, Neff integrated microwave, small breakfast bar, tiled floor and opens to the Dining Area having a vaulted ceiling with 2 double glazed roof windows, tiled floor, side obscure double glazed window, rear double glazed window and stable door to garden.

A door gives access to a Lobby having Utility Space off (stackable), tiled floor and door to Guest cloakroom which has a white suite with WC having concealed cistern, combined semi recessed basin with vanity cupboard below, tiled floor, chrome ladder radiator and recessed ceiling lights.

On the 1st Floor, there is a Landing with double glazed window, loft access with ladder (the gas central heating boiler is in the loft) and doors to 3 Bedrooms and Shower Room.





### Ground Floor

Porch

Reception Hall

Lounge: 12'10" x 11'10" (3.91m x 3.30m)

Sun Lounge: 12'1" max x 10'9" (3.70 x 3.29m)

Sitting Room: 12'11" x 10'10" (3.95m x 3.30m)

Dining Kitchen: 24'2" x 11'10" max (7.38m x 3.62m)

Lobby, Utility Store & Guest Cloakroom

### 1<sup>st</sup> Floor

Landing

Bedroom 1: 12'11" x 10'10" (3.95m x 3.30m)

Bedroom 2: 11'3" x 10'10" (3.44m x 3.30m)

Bedroom 3: 9'2" x 6'3" (2.80m x 1.90m)

Shower Room: 9'11" max x 5'10" (3.04m x 1.79m)

### Outside

Garage (Store): 12'8" x 9'4" (3.88m max x 2.85m)

Garden Room: 15'4" x 12'3" plus Shower Room: 8'7" x 3'7" (2.63m x 1.09m)



Bedroom 1 is a through room having double glazed front and rear window, range of wardrobes to one wall having 4 sliding doors (2 mirrored) and recessed ceiling lights.

Bedroom 2 is a double size room with double glazed window, recessed ceiling lights and 2 double wardrobes.

Bedroom 3 has a double glazed window and recessed ceiling lights.

The refitted Shower Room has a modern white suite having walk-in shower with side screen and waterfall shower, WC with concealed cistern, semi recessed basin with vanity cupboard below, chrome ladder radiator, 2 obscure double glazed windows, Vent-Axia and recessed ceiling lights.

There is a good size Rear Garden having a south-easterly aspect with large paved patio area having side path and gate to front on both sides, feature retaining wall with wrought iron rail and centre steps, with lighting, leading up to the lawn having stepping stone pathway, side border, left side raised border with feature walling and additional patio area with pergola. There is also a rear patio area giving access to the Garden Cabin.

The Garden Room has bi-fold double glazed doors, tiled floor with electric underfloor heating, recessed ceiling lights, small kitchen area with butchers block worktop and upstand, inset sink and mixer tap, base cupboards (1 with integrated fridge), wall cupboards, side butchers block desktop with drawers to side. A door leads off to the Shower Room having a modern white suite with walk-in shower having side screen and Triton electric shower, basin with cupboard below, WC, tile tiled floor with electric underfloor heating, Vent-Axia, recessed ceiling lights and electric chrome ladder radiator.

At the front there is a reduced size Garage Store having electric shutter door, UPVC pedestrian door and high-level storage space. There is a walled block paved driveway and gravel area providing ample off-road parking and there is lighting to the walls.



Tenure: Freehold

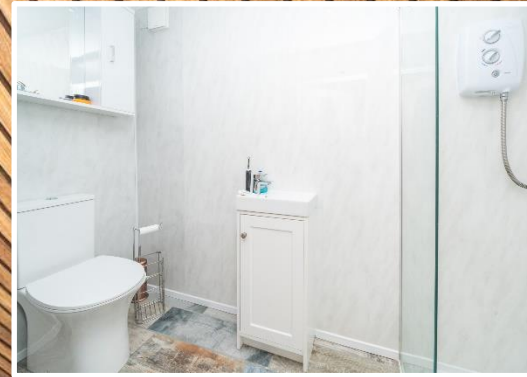
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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