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5 Snowberry Drive
Lower Gornal

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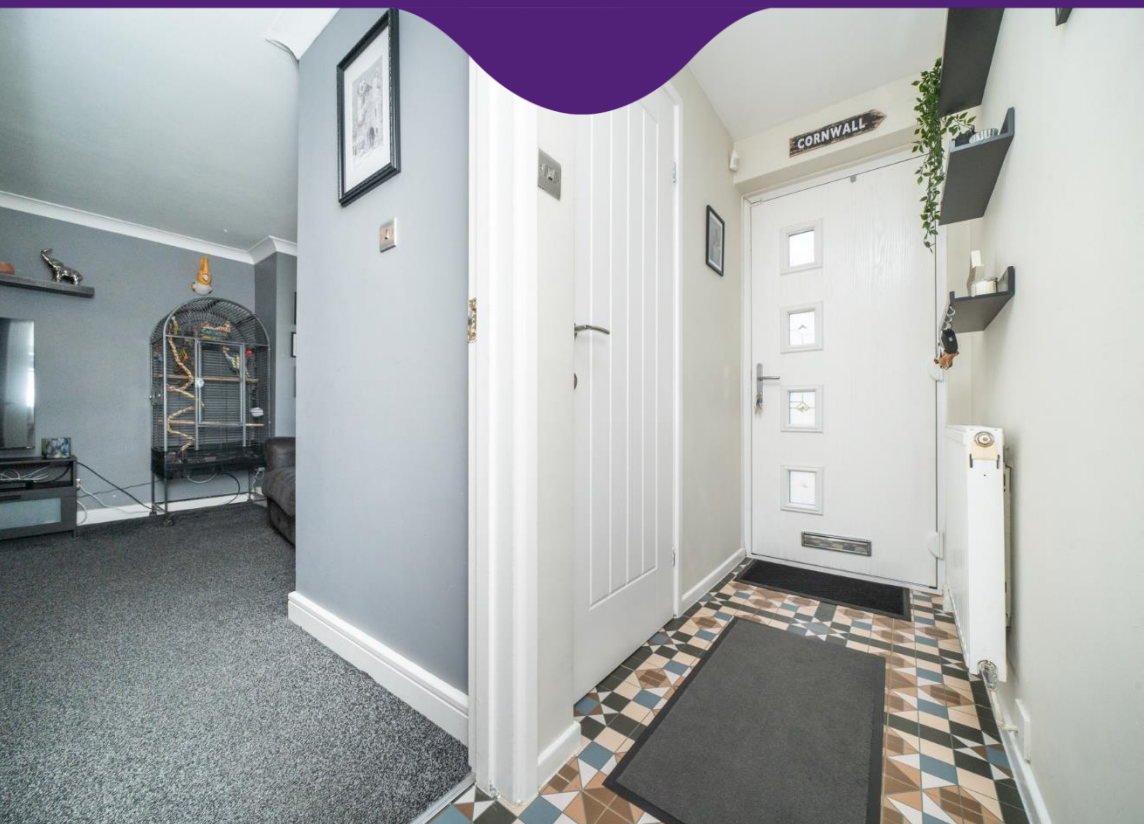
5 Snowberry Drive, Lower Gornal, DY5 4UH

This much improved, re-appointed and stylish, extended Detached 4 Bedroom Family Home is well presented throughout and is well worth early inspection to fully appreciate.

Snowberry Drive, is well located at the sought after Barratts Croft development, leading off Coopers Bank Road with local amenities available in Gornal Village, Kingswinford, Dudley and the Merry Hill shopping Centre. The property has Driveway parking to the front and is further enhanced by a south west facing Rear Garden.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom with modern white suite, generous size Lounge, superbly refitted open plan Dining Kitchen with centre island and integrated appliances, Store off, Landing, 4 Bedrooms (3 Doubles and 1 single), refitted Bathroom and Garage.

OVERALL, A QUALITY FAMILY HOME IN A POPULAR LOCATION WHERE VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Reception Hall with composite double glazed front door, tiled floor, stairs off to 1st Floor and doors leading off;

There is a Guest Cloakroom having a modern white suite with WC having concealed cistern, basin with tiled splashback and cupboard below and obscure UPVC double glazed window.

The Lounge is a generous size room with UPVC double glazed window and doors opening to the Dining Kitchen.

The Dining Kitchen has been refitted having a modern range of grey style units having table space to the Dining Area with rear UPVC double glazed patio door to Garden, tiled floor, recessed ceiling lights, vertical radiator and Kitchen Area having centre Island forming breakfast bar with base cupboards below, sink and mixer tap and integrated Neff dishwasher. In addition, there are 2 large tall units housing the integrated fridge and integrated freezer, Zanussi built-in double oven, CDA ceramic hob with AEG cooker hood over, worktop and slate style tiled splashback, UPVC double glazed rear doors to Garden, tiled floor, recessed ceiling lights, vertical radiator, door to Store (below stairs) and door to Garage.



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The Garage has an up and over door and Worcester gas central heating boiler.

On the 1st Floor there is a Landing having loft access (with ladder) spindle balustrade, cupboard with shelving and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size bedroom having 2 UPVC double glazed front windows, feature timber wall, 2 double wardrobes and laminate floor.

Bedroom 2 and 3 are double size rooms, each with UPVC double glazed window and Bedroom 2 with built-in wardrobe. Bedroom 4 is a single bedroom with UPVC double glazed window and recess with shelving.

There is a refitted Bathroom having a white suite with L shaped bath having waterfall shower over and side screen, semi recessed basin with vanity cupboards below, WC with concealed cistern, vertical radiator, built-in cupboard, part tiling, obscure UPVC double glazed rear window and recessed ceiling lights.

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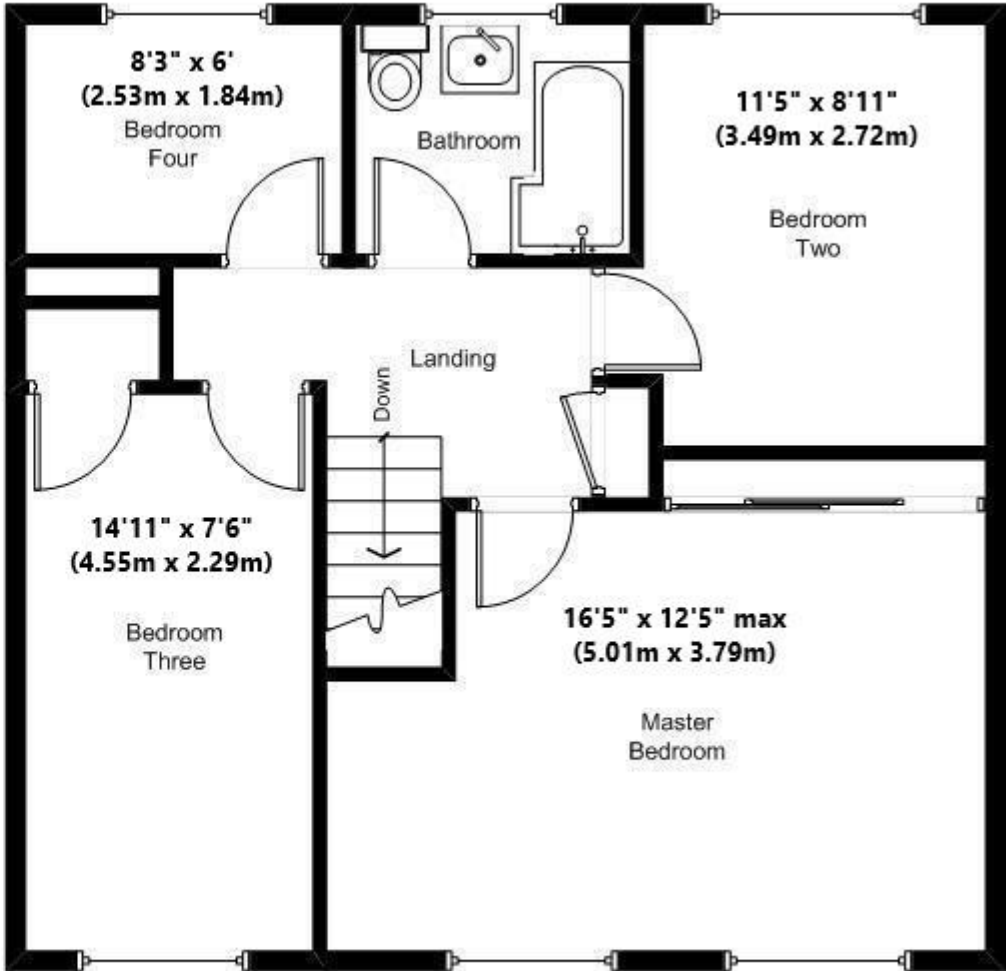
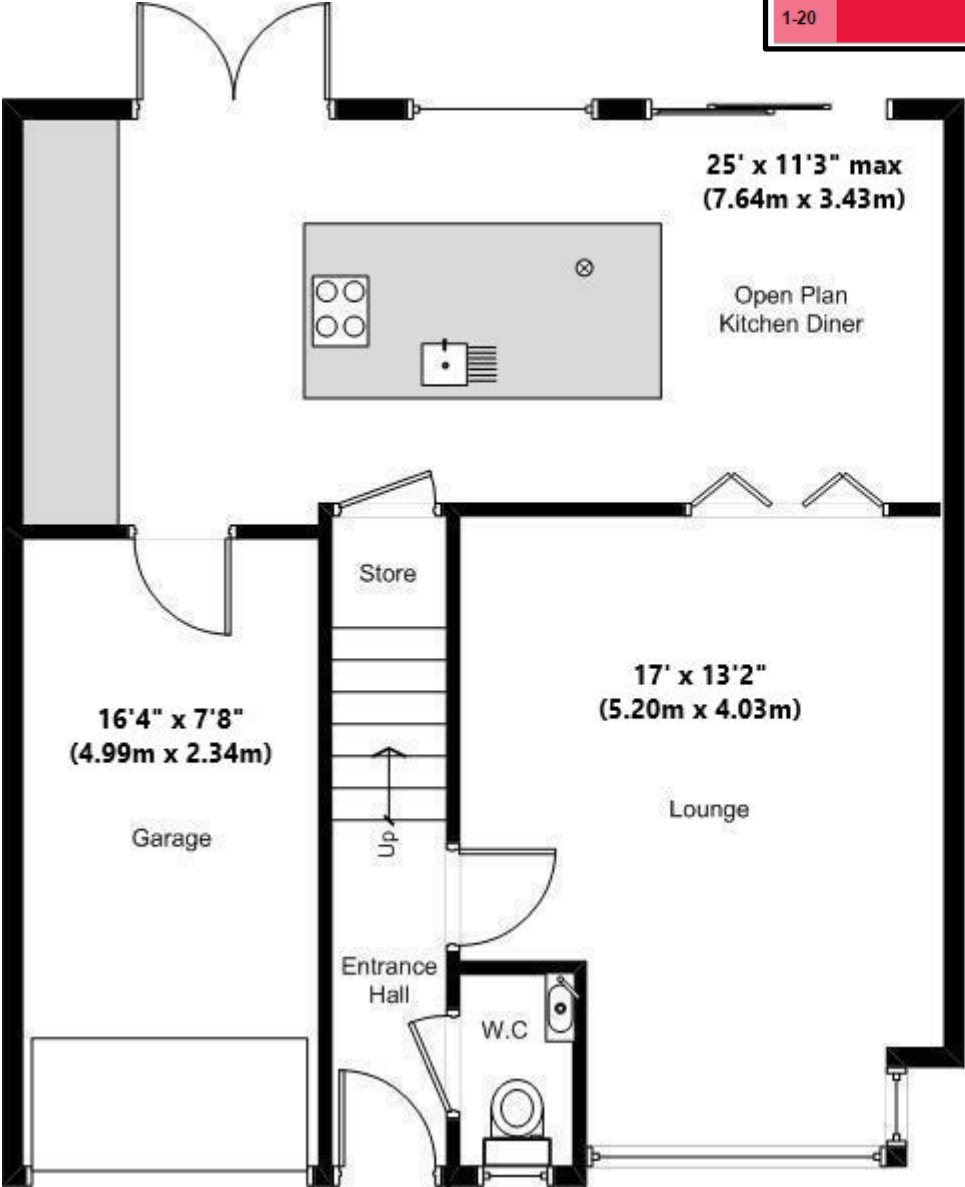
The Rear Garden is south west facing having a paved patio, decking patio, side path and gate to front and lawn with borders.

At the front, there is a sloping lawn and tarmac driveway with block edging, providing off-road parking.

Tenure: Freehold
Council Tax band:

FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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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