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Chaucer Avenue
Lower Gornal

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26 Chaucer Avenue, Lower Gornal, Dudley DY3 3BD

This extended Semi-detached Family Home has been loved and cared for over 50 years and now offers fantastic potential to update and personalise, well presented to move into whilst carrying out improvements.

The property enjoys a sought after location on The Straits, well placed for amenities in Gornal, Sedgley and Kingswinford and is further enhanced by a mature rear Garden with south west facing aspect and delightful distant views to the rear, making for a great backdrop.

An extension to the rear has greatly improved the ground floor space and has enlarged the Kitchen and created a useful Utility/Toilet and there is also a Tandem Garage, Porch extension to front and off-road Driveway parking.

With gas central heating and comprising: Porch, Reception Hall, Lounge, Dining Room, Extended Kitchen, Utility/Toilet, Landing, 3 Bedrooms and refitted Shower Room.

OVERALL, THIS IS A PROPERTY WELL WORTH INSPECTION TO FULLY APPRECIATE ITS POSITION, SIZE AND POTENTIAL – AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance having part double glazed UPVC door, UPVC double glazed windows, obscure single glazed door and screen to the Reception Hall having stairs off to 1st floor and doors leading off.

There is a Lounge with UPVC double glazed front window, mantel fireplace with hearth and inset fire and sliding doors to the Dining Room.

The Dining Room has a rear double glazed patio door to the Garden and door to the Kitchen.

The extended Kitchen has a range of wall and base cupboard, worktops, 2 bowl sink with mixer tap, tiled walls, strip lights and UPVC double glazed rear window. There is a Store and door to Utility/Toilet.

The Utility/Toilet has a Belfast sink, worktop, double wall cupboard, UPVC double glazed rear window, UPVC door to Garden, wc and door to Garage.

The Tandem Garage has an up and over door, and open store (below stairs).

On the 1st Floor, there is a Landing with side obscure UPVC double glazed window, loft access with ladder and Airing Cupboard (with radiator and Worcester gas central heating boiler). Doors give access to 3 Bedrooms and Shower Room.

Bedroom 1 & 2 are double size rooms, each with UPVC double glazed window and Bedroom 2 has a built-in cupboard and rear distant views. Bedroom 3 has a UPVC double glazed window and built-in stair head cupboard.

There is a Shower Room having a white suite with walk-in shower having Mira shower over, WC, basin, part tiling and obscure UPVC double glazed rear window.

The Rear Garden is south West facing having a paved patio with steps leading off, lawn with borders and shed.

At the front there is a widened tarmac Driveway having block edging providing off-road parking.

Tenure: Freehold

Council Tax Band: C

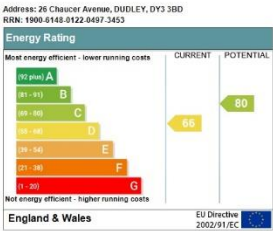
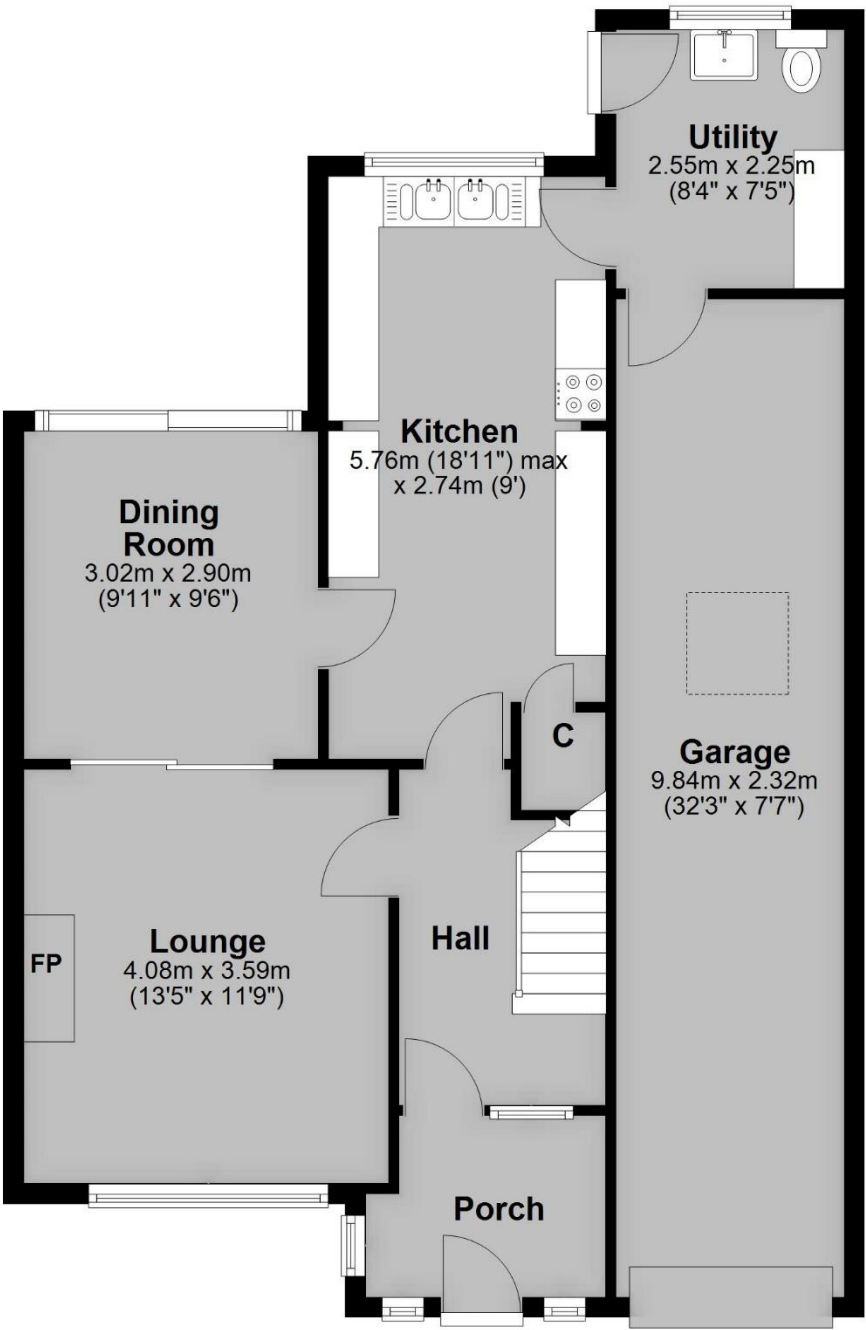




FLOOR PLANS

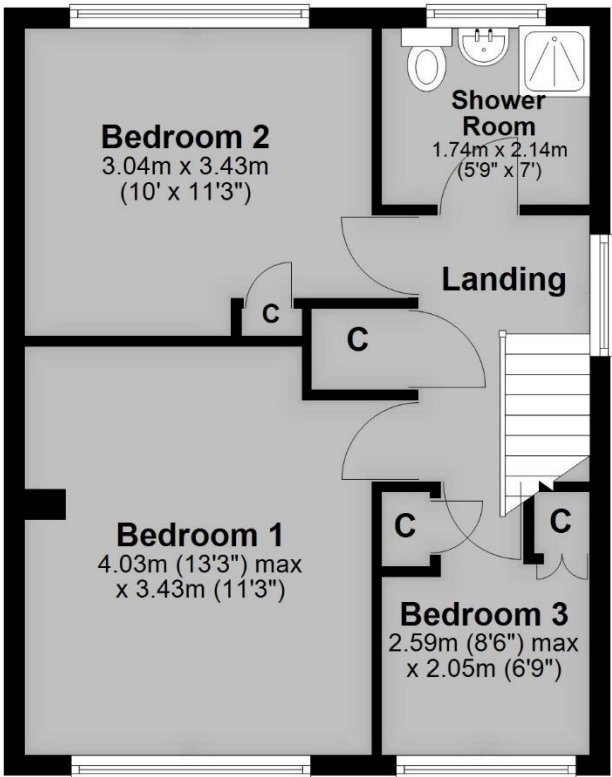
Ground Floor

Approx. 81.4 sq. metres (875.9 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 121.4 sq. metres (1307.1 sq. feet)



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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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