



31 Guys Lane, Dudley, DY3 2SA

BERRIMAN
EATON

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A three bedroom semi-detached family home occupying a corner position with two garages, large driveway and a private well established rear garden. It briefly comprises entrance hall, large living room and breakfast kitchen to the ground floor. To the first floor there are three generous bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Guys Lane is situated on a popular road situated off the Himley Road B4176 and joins with the B4175 onto Stallings Lane. The property is quite close to Gornal Wood Crematorium and has Himley Hall Country park, and Barrow Hill Nature Reserve, within convenient travelling distance. Russells Hall Hospital is less than 3 miles away so it is especially well suited for Hospital Staff. There are shops and facilities close by in Gornal town centre and as well as neighbouring Kingswinford. Redhall is the closest Primary School to the property.

DESCRIPTION

Guys Lane is a three bedroom semi-detached family home occupying a corner position with two garages, a large driveway suitable for parking several vehicles off road and a private well established rear garden. The internal accommodation briefly comprises entrance hall, large living room and breakfast kitchen to the ground floor. To the first floor there are three generous bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A UPVC door gives access to the ENTRANCE HALL which has staircase rising to the first floor landing, radiator and door to the LIVING ROOM, which has double glazed window to the front elevation, double glazed French doors with side windows to the rear garden, coal effect gas fire with brick surround incorporating a tv stand and shelving, two radiators, wiring for wall and ceiling lights and a serving hatch. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven, ceramic hob and fitted extractor, wall mounted central heating boiler, understairs storage cupboard, tiling floor, double glazed window to the rear elevation and wooden door to the side lobby. The SIDE LOBBY gives front to back access through a UPVC door to the front and a wooden door to the rear garden with a polycarbonate roof.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, loft access and airing cupboard with shelving. The SHOWER ROOM is fitted with a curved shower cubicle with electric shower over, vanity wash hand basin with mixer tap which incorporates the WC, tiled walls, radiator and a double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a range of fitted wardrobes, double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a fitted storage cupboard built over the stairs recess, double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a lawned foregarden with a tarmac and block paved DRIVEWAY suitable for parking several vehicles off road and giving access to TWO GARAGES with elevating doors. The REAR GARDEN has a variety of paved and decked patio areas, two lawns, well established and planted borders and is enclosed by a fence.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – Dudley CC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£265,000

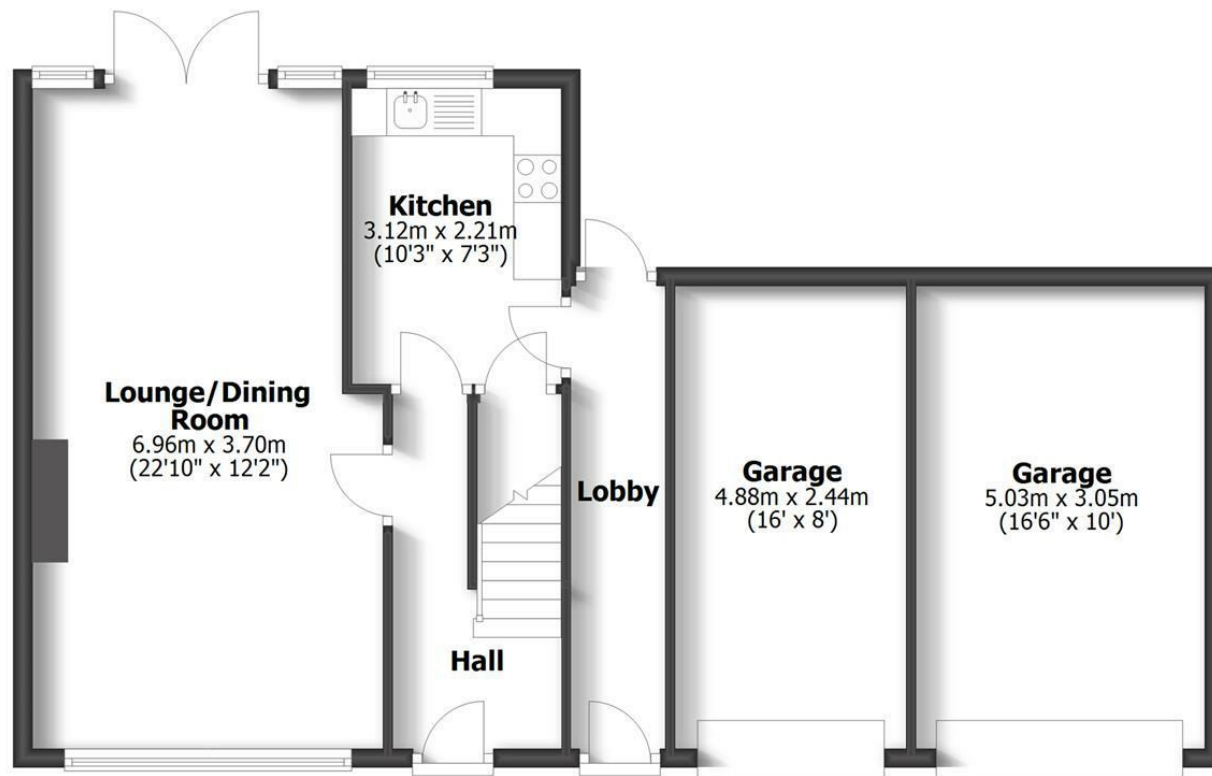
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

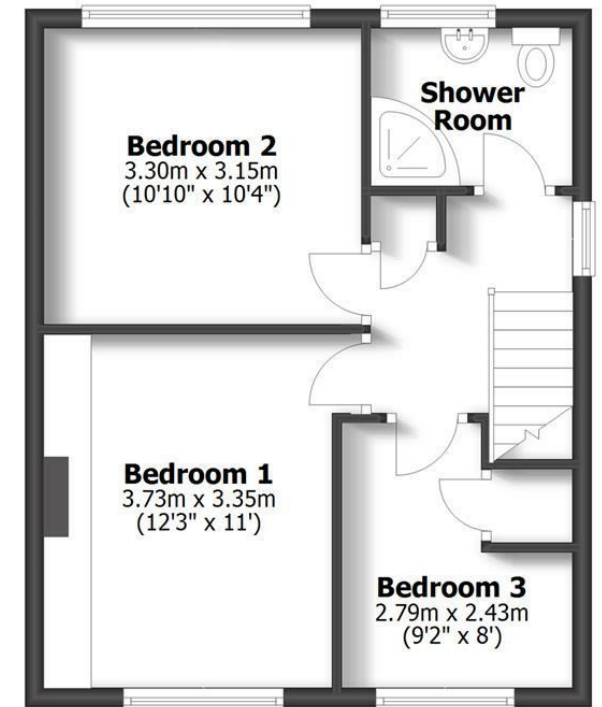


**31 GUYS LANE
DUDLEY**

HOUSE: 82.8sq.m. 892sq.ft.
 GARAGE: 27.7sq.m. 299sq.ft.
TOTAL: 110.5sq.m. 1191sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

