



10 Linley Grove, Gornal, Dudley, DY3 2SB

BERRIMAN  
EATON

# 10 Linley Grove, Gornal, Dudley, DY3 2SB

This is a charming semi-detached family home, presented to a very high standard, with a full width tarmac driveway and double gates giving access to the covered side patio and rear garden. Inside it briefly comprises entrance hall, open plan living and dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing and central heating. No upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Linley Grove is a small quiet cul-de-sac which can be found just off Guys Lane which is 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 village as well as neighbouring Kingswinford. Redhall is the closest Primary School to the property.

## DESCRIPTION

Linley Grove is a charming semi-detached family home, presented to a very high standard, with a tarmac driveway providing off road parking for several vehicles and double gates giving access to the enclosed and private rear garden. The internal accommodation briefly comprises entrance hall, open plan living and dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing and central heating. No upward chain.

## ACCOMMODATION

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The ENTRANCE HALL is accessed through a composite door, the staircase rises to the first floor landing, radiator and tiled floor. The LIVING ROOM has a double glazed bow window to the front elevation, media wall with inset shelving. The DINING AREA has double glazed French doors onto the rear garden, radiator and wiring for wall lights. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit and mixer tap, integrated oven, induction hob and fitted extractor, integrated washing machine and fridge, wall mounted central heating boiler and understairs storage cupboard. There is a UPVC double glazed door with opaque inserts to the garden, double glazed window to the rear elevation, plinth and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, there is an airing cupboard and hot water cylinder and loft access. The BATHROOM is fitted with a white suite which comprises a bath with shower and screen, vanity wash hand basin, low level WC, heated ladder towel rail, tiling to the walls and floor, spotlights and double glazed opaque window to the front elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and storage cupboard fitted over the recess.

## OUTSIDE

To the front of the property there is a full width tarmac driveway providing off road parking for several vehicles and a small planted border. Double gates give side access under a covered veranda with block paving leading to a DETACHED BRICK STORE with a wooden stable door, strip lighting and a utility area with fitted wall cupboards and spaces for additional appliances. A pedestrian gate gives access to the REAR GARDEN where there is a patio, lawn and well stocked and established planted borders enclosed by fencing.

TENURE WE UNDERSTAND THAT THE BUYER IS FREEHOLD. SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C – Dudley MBC  
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](http://www.berrimaneaton.co.uk)

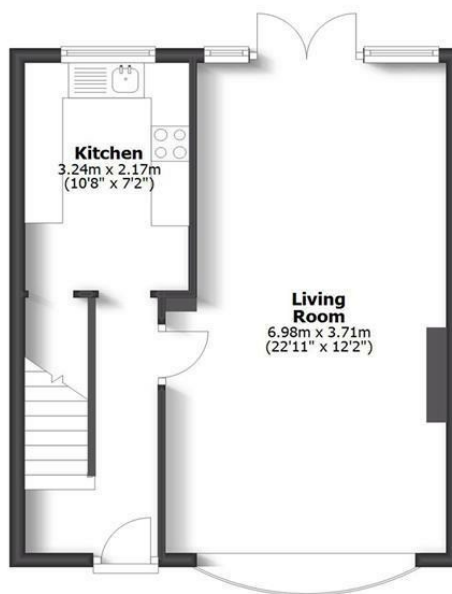
Offers In The Region Of  
£269,950

EPC: D

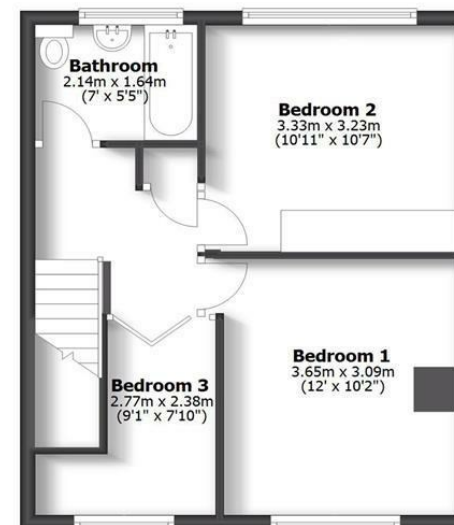
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 10 Linley Grove Dudley



Ground Floor



First Floor

HOUSE: 78.1sq.m. 841sq.ft.  
GARAGE: 12.8sq.m. 138sq.ft.  
**TOTAL: 90.9sq.m. 979sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

