



**** A TRUE HIDDEN GEM OF A LOCATION ****

This superb two bedroom detached has been well maintained by the current owner to create a warm and safe space. Rhodes Close offer spacious accommodation throughout and is neatly tucked away at the head of the Cul De Sac. This truly is perfect for those looking for a substantial detached bungalow. In brief the property comprises of; entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom and conservatory. To the front is ample off road parking, carport and mature garden. To the rear is a private and peaceful garden with outhouse.

Approach

Tucked away in the corner you are welcomed with an extensive block paved driveway with a border of mature shrubs and tidy garden area, access to the property is under the carport to the side.

Entrance Hall

A bright and spacious hall with doors radiating off, two storage cupboards, loft access, central heated radiator.

Lounge

20' 10" x 11' 10" (6.34 x 3.60)

Patio doors open into the conservatory, central heated radiator.

Kitchen

10' 8" x 8' 11" (3.24 x 2.73)

Modern fitted kitchen with a variety of wall and base units, 'Bosch' electric oven and hob with extractor above, under counter integrated fridge, sink and drainer, door off to conservatory.

Bedroom 1

13' 11" x 9' 9" (4.23 x 2.97)

Double glazed window to front, central heated radiator.

Bedroom 2

11' 5" x 11' 4" (3.49 x 3.46)

Double glazed window to front, built in wardrobe, central heated radiator.

Bathroom

Bath with electric shower, wash basin, w.c., central heated radiator, double glazed window.

Conservatory

20' 11" x 6' 3" (6.38 x 1.90)

A superb size room with access leading to the garden and garage, plumbing for washing machine, power throughout.

Garage

18' 8" x 8' 4" (5.69 x 2.53)

Up and over door to front, power and lighting throughout, carport to front.



Garden

Private and peaceful garden with lawn area, access to the outhouse which is ideal for storage.

The Location

Gornal is a suburban area of the Dudley Metropolitan Borough, in the West Midlands county in England. It encompasses three historic villages: Upper Gornal, Lower Gornal, and Gornal Wood. Gornal was formerly part of Staffordshire, prior to the creation of the West Midlands in 1974. Gornal includes the three schools in the local area – Roberts Primary, Red Hall Primary, and Ellowes Hall Sports College. Gornal is well placed for access to nearby Dudley and Wolverhampton and to the M5 motorway network in Oldbury.

Council Tax Band D

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

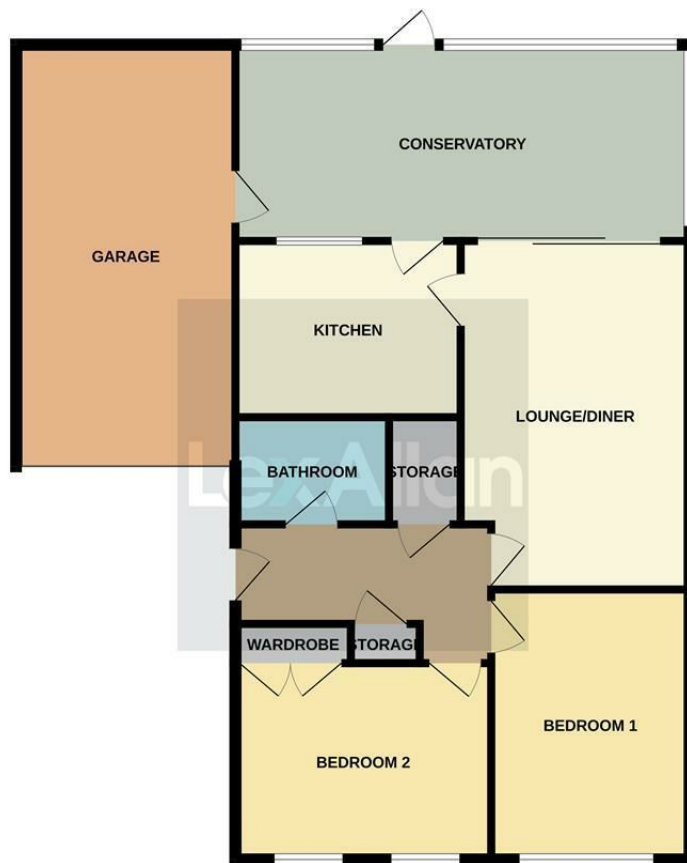
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

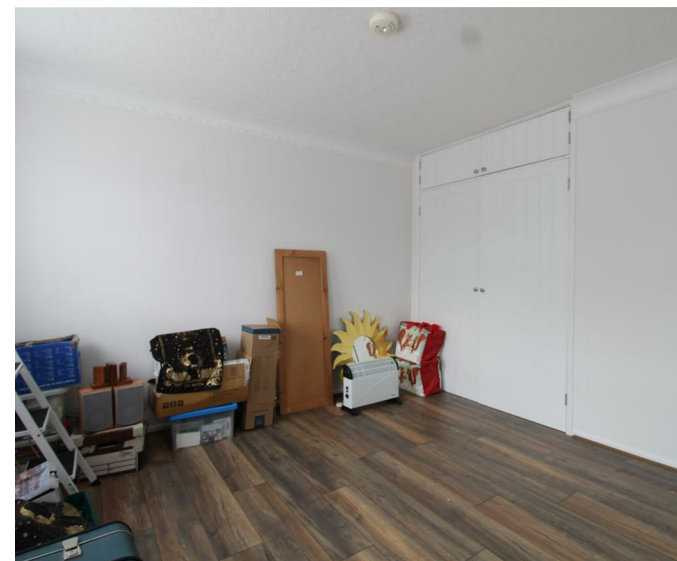
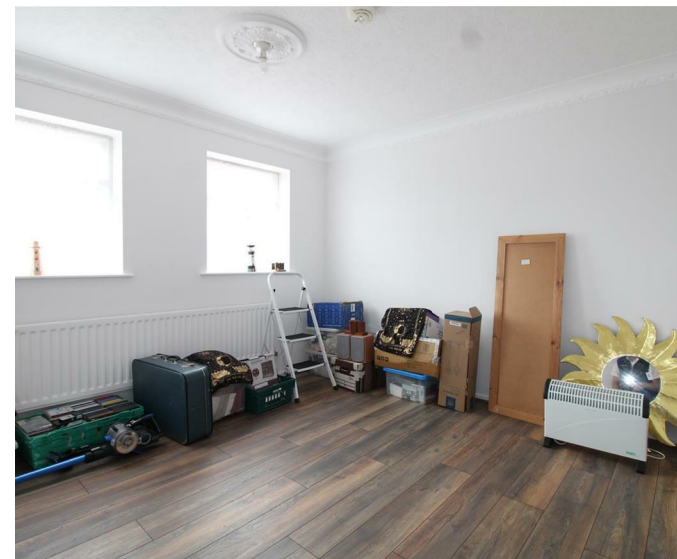
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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