



17 Himley Gardens
Lower Gornal, DY3 3AS

Taylors

Taylors

17 Himley Gardens Lower Gornal

Offers in the region of

A significantly EXTENDED gas centrally heated, UPVC double glazed door, three bedroom, link detached with garage excellently situated in favoured cul-de-sac (with good distant views) close to Country Park, shops, schools and post office.

The agents would particularly emphasise tremendous extended L shape family kitchen with an upgraded range of units, patio doors to garden and a multifuel stove; the principal bedroom has been extended, there is an upgraded shower Room -and ample parking to front.

UPVC double glazed door to:

PART UPVC DOUBLE GLAZED ENTRANCE VESTIBULE 5'8" X 3'7"

Double glazed oak finish door to

TRANSVERSE LOUNGE (front) 15'2" max x 15'0"

UPVC double glazed window, radiator, feature marble overmantel and hearth with a living flame gas fire. Staircase with natural timber handrail and supports up to first floor.

UPGRADED EXTENDED L SHAPE FAMILY KITCHEN (rear) 15'0" x 9'4" plus recess and 8'0" x 7'0"

UPVC double glazed double French doors out to the garden and an "oak" feature beam on brick pillars over a "multi-fuel" stove on a quarry tiled hearth. Extensive range of "satin cream" effect wall and base units, wood block work surfaces, enamel single drainer bowl and a half sink with chrome mixer tap, tiled splash marks, three-quarter height store, gas point.

Staircase from lounge to

First floor

LANDING (side)

UPVC double glazed window, radiator, access to insulated roof space; panelled doors off to

NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

SERVICES

We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price, together with carpets where fitted, majority of light fittings and majority of curtains. Other items may be available by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING: By arrangement through **SEDGLEY OFFICE 01902 880888**

CONSUMER PROTECTION REGULATION 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements

EXTENDED BEDROOM ONE (rear) 17'7" x 8'3"

Two UPVC double glazed windows on two elevations with good distant views, radiator and an airing cupboard off with hot water tank.

BEDROOM TWO (front) 12'0" x 8'8"

UPVC double glazed window (with far reaching views), radiator.

BEDROOM THREE (front) 9'0" x 6'0"

UPVC double glazed window (with far reaching views), radiator.

SHOWER ROOM (rear)

UPVC double glazed window, white sweet comprising fitted hand basin and WC, corner shop with curved screen, heated towel rail.

OUTSIDE

GARAGE 14'0" x 7'9"

Metal double doors, shorts, part ceramic tiled floor.

GARDEN TOILET off 4' 8" x 3' 2"

WC, basin, ceramic tiled floor and an "ideal" gas boiler for central heating and hot water.

SHELTERED REAR GARDEN

Owner advises the extensive range of tropical plants will be cleared prior to legal completion and the garden turfed there is a slab patio and timber store with fences to boundaries.

GENERAL INFORMATION

TENURE

The vendors advise the property is **Freehold**. Taylors would stress that they have

www.taylors-estateagents.co.uk

Offices at: KINGSWINFORD HALESOWEN NETHERTON STOURBRIDGE BRIERLEY HILL SEDGLEY BEARWOOD BLACKHEATH

being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

PLANNING PERMISSION/BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
*Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in the nor employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Taylors

