



14 Fieldstone View,
Lower Gornal, West Midlands DY3 2EB

Taylor's

14 Fieldstone View Lower Gornal Offers in Region of £339,950

**SUPERB CUL-DE -SAC LOCATION *
* THREE BEDROOMS*
*MODERN FITTED KITCHEN**

ROOM DIMENSIONS

Entrance hallway
Guest WC 5'10 x 3'8

Lounge 14'2 max x 11'0 max not square

Dining room 10'8 x 8'6

Kitchen 10'2 x 9'0 with various integrated appliances

First floor landing with airing cupboard, loft access
and doors to:

Primary bedroom 11'3 max x 10'8 max with range of built
double wardrobes, fitted wardrobes & additional storage

Ensuite shower room 7'10 max x 3'11 max

Bedroom 10'5 max x 10'0 max with built in wardrobes

Bedroom 10'4 max x 8'10 with range of built double ward-
robes, fitted wardrobes

Family bathroom 8'0 max x 7'5 max

Integrated Garage with utility area and timber partition 17'4
max x 8'0

Landscaped low maintenance rear garden with paved & com-
posite decked patios and raised gravel shrub & flower beds

Garden with driveway to fore

- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE
POINTS

These particulars are intended only as a guide and must not be relied
upon as statement of fact. POTENTIAL BUYERS WOULD ALSO
LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE
TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is
drawn to the important notices and disclaimers on the last page of
these particulars.



A FANTASTIC DETACHED FAMILY HOME, that occupies a wonderful cul-de-sac position with peaceful open aspect to front. Being gas centrally heated & UPVC double glazed, this spacious property also consists of; entrance hallway, attractive lounge, dining room, fitted kitchen with various integrated appliances, guest W/C, first floor landing, **THREE GENEROUS BEDROOMS** (with ensuite shower room to Primary & built in storage/ wardrobes), family bathroom, integral garage, landscaped low maintenance, rear garden with driveway offering ample parking to fore. EPC - C. Council Tax - C. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/english/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

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MISREPRESENTATION ACT 1967

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Represented by Sedgley Branch, Sedgley, Walsley, Rotherham, Yorkshire and the Humber

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

Agents contact details:
 2A DUDLEY STREET
 SEDGLEY
 DY3 1SB
 T: 01902 880888

e. Sedgley@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

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