Taylors

Bull Street, Gornal Wood

Offers In Region Of £229,950















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 themselves 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 Teylors part and any authority to make or give any representation or warranty whatsoever about this property, As the seller's setate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property scordition or issues relating to the title or other legal issues the property unless we have been made aware of such matters. Interested parties should employ professionals to make the nequiries before making transactional decisional ecisional ecisions. EPC: can be supplied free of charge. CONSUMER PROTECTION REGULATIONS, (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include allowes, recesses or otherwise as described, and you must NOT rely on them for any other purposes. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. EXTURDES AND FITTINES AND FITTINES. AND FITTINES AND FITTINES. AND FITTINES AND FITTINES AND FITTINES AND FITTINES AND FITTINES AND FITTINES AND FITTINES. AND FITTINES AND FITTINES. AND FITTINES AND FITTIN

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- SEMI DETACHED
- NO UPWARD CHAIN
- GARAGE AND DRIVEWAY WITH GARDEN TO FORE
- EPC-C
- •

- THREE BEDROOMS
- CENTRALLY HEATED & DOUBLE GLAZED
- GORNAL VILLAGE
- · Council Tax Band-C

•

Reception Room

Reception Room

Reception Hall

Utility Room

Store

Garage

Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2023

SUPERB STARTER HOME! Ideally located within a brisk walk of Gornal Village and all its amenities as well as beauty spots including Himley Hall and Baggeridge, is available this delightful, traditional family home.

Entrance Porch

Entrance Hallway with storage cupboard

INSERPRESENTATION ACT 1997: These particulars on not not construct any part of an order of a contract. White each of each of the statements in these particulars on a contract. White each of each of the statements in these particulars on on the order of each of the statements in these particulars on on the order of each of the statements in these particulars on or on the each of each of the statements in these particulars on the each of give, and neither flying experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters, Interested parties should employ professionals to make such enquiries before making transactional decisions. Febr. can be supplied free of charge. CONSIMER PROTECTION REQUIRITIONS (2008): These particulars have been preded with care and approved by the vendors (where possible) but are intended as a guide only with measurements 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. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. 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. FLOOR PLAN: This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Lounge Dining Room

26' 6" x 10' 9" (8.07m x 3.27m)

Kitchen

11' 3" x 8' 5" (3.43m x 2.56m)

Utility Room

8' 10" x 7' 9" (2.69m x 2.36m)

First Floor Landing

Bedroom One

19' 9" x 9' 0" (6.02m x 2.74m)

To built in wardrobes

Bedroom Two

12' 0" x 11' 0" (3.65m x 3.35m)

Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m)

To built in wardrobes

Bathroom

8' 11" x 7' 10" (2.72m x 2.39m)

Outside

Garage

Enclosed Garden

Driveway and Garden to fore

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