

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

Offers In Region Of £324,950



















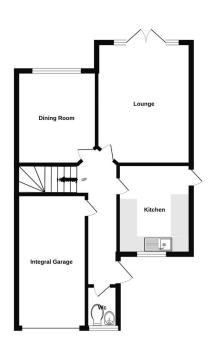
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- SUPERB CUL-DE -SAC LOCATION
- ENSUITE SHOWER ROOM TO MASTER BED
- MODERN FITTED KITCHEN
- GARAGE WITH UTILITY AREA

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LANDSCAPED PRIVATE REAR GARDEN
- DRIVEWAY



Ground Floor

1st Floor

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 BEDROMS (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.

INSERTABLEMATION 1997: Intest particulars on not conscure any part or an order or a contract. Winds or each of the statements in these particulars to a contract. Winds or each of the statements in these particulars to a contract. Winds or each of the statements in these particulars to a contract. Winds or each of the statements in these particulars are not not expended about this property. As the selfies seated agents, we are not surveyors or conveyancing 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 make such enquiries before making transactional decisions. PEC: can be supplied free of charge. CONSUMER PROTECTION REQUIATIONS (2008). These particulars have been pread 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. FXIVURES AND FITTINGS: Only those being approximate in included in the seale price. Taylors have NOT tested any apparatus, equipment, future or fitting and cannot verify purpose. PLAMINING PERMISSION # SUILIDIANG REQUIATIONS. Any reference to the property or sale price. FXIVURES AND FITTINGS: Only those being approximate and cannot verify or a rin working order or fit for their purpose. PLAMING PERMISSION # SUILIDIANG REQUIATIONS. Any reference to the property or sale price. Systems and appliances shown have not been tested and no guarantee as to their contributive or fitting and cannot verify the contributive or fitting or experts. their operability or efficiency can be given.



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/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker SEDGLEY BRANCH

Accommodation comprises :-

**ENTRANCE HALLWAY** 

**GUEST WC** 

5' 10" x 3' 8" (1.78m x 1.12m)

LOUNGE

14' 2" x 11' 0" (4.31m x 3.35m)

**DINING ROOM** 

10' 8" x 8' 6" (3.25m x 2.59m)

**KITCHEN** 

10' 2" x 9' 0" (3.10m x 2.74m)

with various integrated appliances

FIRST FLOOR LANDING

with airing cupboard, loft access and doors to:

PRIMARY BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m)

with range of built double wardrobes, fitted wardrobes & additional storage

**ENSUITE SHOWER ROOM** 

7' 10" x 3' 11" (2.39m x 1.19m)

**BEDROOM** 

10' 5" x 10' 0" (3.17m x 3.05m)

with built in wardrobes

**BEDROOM** 

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10' 4" x 8' 10" (3.15m x 2.69m)

with range of built double wardrobes, fitted wardrobes

**FAMILY BATHROOM** 

8' 0" x 7' 5" (2.44m x 2.26m)

INTEGRATED GARAGE WITH UTILITY AREA AND TIMBER PARTITION

17' 4" x 8' 0" (5.28m x 2.44m)

LANDSCAPED LOW MAINTENANCE REAR GARDEN

with paved & composite decked patios and raised gravel shrub & flower beds

GARDEN WITH DRIVEWAY TO FORE

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