

14, Zoar Street, Lower Gornal, Dudley, West Midlands, DY3 2PA

Offers In Region Of £289,950

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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 Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate 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 professionals to make such enquiries before making transactional decisions. **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 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.

- LARGE EXTENDED FAMILY HOME
- COSY LOUNGE
- IMPRESSIVE 30FT BREAKFAST/DINING-KITCHEN - HEART OF THE HOME!
- PERFECT GORNAL LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- SUBSTANTIAL GARAGE/ CARPORT - IDEAL FOR VEHICLE STORAGE OR WORKSHOP - IDEAL FOR BUSINESS
- GROUND FLOOR SHOWER ROOM



Measurements are approximate. Not to scale. Illustrative purposes only.
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A SPACIOUS & VERSATILE EXTENDED FOUR BEDROOM RESIDENCE - Ideal for Families or even Home Business Owners

Perfectly positioned within a short walk of Gornal Wood Village, schools & other amenities!

Brimming with character and modern convenience, this beautifully EXTENDED traditional terraced home offers generous living space, an IMPRESSIVE 30ft fitted KITCHEN-DINER, and a

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generous rear garden with a substantial garage/car port—perfect for caravan or motorhome storage, or even a home business.

Accommodation briefly comprises :-

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Lounge 15'11" max by 14'4" into bay window.

Impressive open plan lounge breakfast kitchen 30' 3" x 16' max

Rear hallway with storage

Utility room 10'2" by 9'6"

Ground floor shower 10' 3" x 6'

Cellar

First floor landing

Bedroom 16'3" max x 13'8"

Bedroom 12'2" x 15' max with built-in storage

Bedroom 12'7" max by 17' with built-in wardrobes

Bedroom 16'6" by 9'8" with a range of building wardrobes

Family bathroom 13'7" by 7'1"

Outside spacious rear garden with secure gated vehicle access to front ideal for caravan motorhome etc.

Flat roof area to ground floor

Gas centrally heated & UPVC double glazed