

## 4 Stonepine Place, Upper Gornal, Dudley, West Midlands

Offers In Region Of £204,950

🛤 2 🚰 1 🚘 1

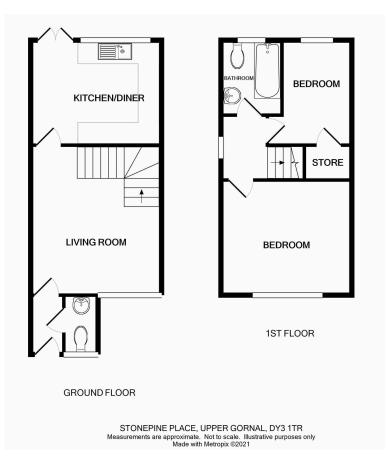


MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness 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 professionals to making transactional decisions. EVE can be supplied fee of charge. **CONSUMER PROTECTION REGULATIONS (2008)**: These particulars have been pade aware of such in the avae oben made aware of such in the property on state sate agents. EVE can be supplied fee of charge. **CONSUMER PROTECTION REGULATIONS (2008)**: These particulars have been made aware of such in the property on state sate adjust being approved by the vendors (where possible) but are intended as a guide only, with measurements being approved. They on them for any other purposes. The appearance of an item in any photograph does not make and the intermost any photograph does not mean that it forms part of the property on state sate price. **FLVIDES AND FITTINGES**: **CONSTITURES AND FITTINGES**: **CONSTITURES**: **CONSTI** 



- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE TO LOCAL AMENITIES
- KITCHEN DINER
- PRIVATE REAR GARDEN
- EPC C

- SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- DRIVEWAY TO FORE
- COUNCIL B



Beautifully presented and well-maintained semi-detached home, featuring gas central heating and UPVC double glazing, located within easy walking distance of a wide range of everyday amenities. The accommodation briefly comprises: entrance hall, guest WC, SPACIOUS LOUNGE, MODERN KITCHEN DINER, first floor landing, TWO DOUBLE BEDROOMS, bathroom, private rear garden and driveway to fore.

## Hallway

MISEPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whils 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. Setting to the title or other legal issues that may affect this property unless we have been made aware of such maters. Interested parties should employ professionals to make such employment has any outport of a new cenne daware of such maters. Interested parties should employ professionals to make such emploines accurately the vendors (Where possible) but are intended as a guide only, with measurements being approved by the vendors (Where possible) but are intended as a guide only, with measurements being approved on the such and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other pupcose. The appearance of an item in any photograph does not mean that it forms part of the property or such set on appeared. 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 applicates on the services are the given.



- Guest WC 1.37m x 0.84m (4'6" x 2'9")
- Lounge 4.32m x 3.73m (14'2" x 12'3")
- Kitchen/Diner 3.71m x 3.02m (12'2" x 9'11")
- First Floor Landing
- Bedroom 3.15m x 2.36m (10'4" x 7'9") with built in storage cupboard.
- Bedroom 3.73m x 3.2m (12'3" x 10'6")
- Bathroom 2.13m x 1.65m (7'0" x 5'5")
- Outside
- Driveway to side
- Landscaped Rear Garden
- Small Garden to fore

MISEPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whils 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. Set use seleris 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 maters. Interested parties should employ professionals to make such quiries before making transactional decisions. EPC: can be supplied fee of charge. **CONSUMER PROTECTION REGULATION (2006)**: These particulars have been prepared with care and approved by the vendors (Where possible) but are intended as a guide only, with measurements being approxel. The appearance of an item in any photograph does not meant that it forms part of the property or sale price. **FAVION REGULATION REGULATI**