

34, Redhall Road, Lower Gornal, Dudley, West Midlands, DY3 2NU

Offers In Region Of £359,950

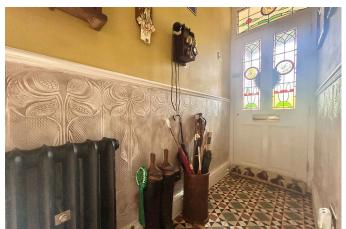


















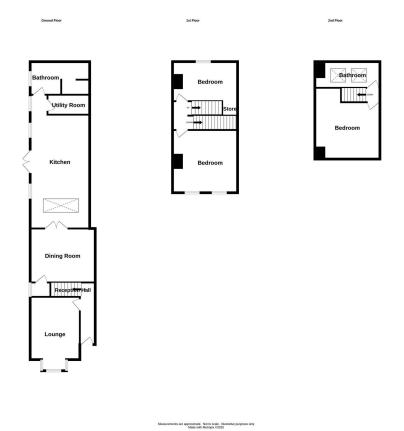
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- CHARMING EDWARDIAN PROPERTY DATING TO 1903
- REFURBISHED TO AN EXTREMELY HIGH STANDARD THROUGHOUT
- LUXURY GROUND FLOOR BATHROOM WITH WET ROOM
- SECOND FLOOR LANDING, WITH DOUBLE BEDROOM & STYLISH "ART DECO" SHOWER ROOM
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- DISTANT VIEWS OF MALVERN & SHROPSHIRE HILLS
- TOP QUALITY KITCHEN WITH SNUG
- FIRST FLOOR LANDING, WITH TWO DOUBLE BEDROOMS
- WRAP AROUND EASILY MATAINED GARDENS
- COUNCIL TAX C



This beautifully refurbished semi-detached Edwardian home with three double bedrooms, dating to 1903, blends period charm with modern efficiency. Meticulously restored, it features original fireplaces, doors, stained glass, cast iron radiators, and elegant plasterwork, alongside high-end fixtures, double glazed sash windows, insulation and a new combi boiler. This family home is maintained to an exceptional standard and briefly comprises: hallway, lounge, dining room, kitchen with snug, utility room, bathroom, first floor landing, two double bedrooms, second floor landing, double bedroom, shower room, wrap around mature rear garden with driveway to the

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side. Set in landscaped gardens with countryside views, it's within walking distance of village amenities, nature reserves and parks. A rare combination of historic character and contemporary comfort in a friendly, well-connected location."

ACCOMMODATION briefly comprises :-

Hallway

Lounge - 3.61m x 3.07m (11'10" x 10'1")

Dining Room - 4.37m x 3.56m (14'4" x 11'8") with storage cupboard.

Kitchen - 9.19m max x 4.04m (30'2" max x 13'3")

Laundry - 3.05m x 1.4m (10'0" x 4'7")

Bathroom - 4.04m x 2.31m (13'3" x 7'7")

First Floor Landing

Bedroom - 4.39m x 3.63m (14'5" x 11'11")

Second Floor Landing

Bedroom - 4.37m x 3.1m into wardrobes (14'4" x 10'2" into wardrobes) with storage cupboard.

Bedroom - 4.39m x 2.84m (14'5" x 9'4") with storage cupboard used as walk in wardrobe.

Shower Room - 4.09m x 1.24m (13'5" x 4'1")

Outside

Delightful Landscaped Rear Garden

Driveway To Fore

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 the property. As the seller's estate agents, we are not surveyors or conveyacning experts, and we cannot comment on the property's controller. The property is estated agents, we are not surveyors or conveyacning 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 REQUIATIONS (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.