

35, Keats Close, Straits, Lower Gornal, Dudley, West Midlands, DY3 3EA

Offers In Region Of £274,950

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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.

- HIGHLY SOUGHT AFTER STRAITS LOCATION
- THREE BEDROOMS
- WELL ESTABLISHED REAR GARDEN
- TWO RECEPTION ROOMS
- EPC - TBA
- ENORMOUS POTENTIAL
- SEM DETACHED HOUSE
- GARAGE & DRIVEWAY
- WALKING DISTANCE OF LOCAL AMENITIES, TRANSPORT LINKS & WELL REGARDED SCHOOLS
- COUNCIL TAX - C



AN IMPRESSIVE SEMI DETACHED HOME with ENORMOUS POTENTIAL, located on popular "STRAITS" estate within walking distance of local amenities, transport links & well regarded schools! Well maintained throughout by current owners, the property benefits from gas centrally heating & double glazing, and the accommodation boasts; porch, hallway, lounge, separate sitting room, kitchen, first floor landing, THREE BEDROOMS, family bathroom, well established rear garden, garage, driveway to fore and low maintained gardens to fore.

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Accommodation briefly comprises :-

Porch

Hallway

Lounge - 4.04m x 3.66m max (13'3" x 12'0" max)

Kitchen - 2.72m x 2.36m (8'11" x 7'9") with understairs storage cupboard.

Dining Room - 3.12m x 2.72m (10'3" x 8'11")

First Floor Landing

Bedroom - 3.4m x 3.2m (11'2" x 10'6") with fitted wardrobes.

Bedroom - 3.4m x 3.18m max into fitted wardrobes (11'2" x 10'5" max into fitted wardrobes) with fitted wardrobes.

Bedroom - 2.49m x 2.26m (8'2" x 7'5")

Bathroom - 2.29m x 1.7m (7'6" x 5'7")

Outside

Well Established Rear Garden

Garage

Driveway To Fore

Low Maintenance Garden To Fore