

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

Offers In Region Of £495,000

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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.



- REMARKABLY SPACIOUS, DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS, AND WELL REGARDED SCHOOLS
- GENEROUS DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES & DOUBLE GARAGE
- RARE OPPORTUNITY! EARLY VIEWING IS RECOMMENDED
- EPC - TBA
- DESIRABLE CUL DE SAC LOCATION IN LOWER GORNAL NEIGHBOURHOOD
- SIX BEDROOMS
- FLEXIBLE LIVING ACROSS THREE FLOORS
- STYLISH KITCHEN DINER & USEFUL UTILITY ROOM
- COUNCIL TAX - D



A STUNNING, REMARKABLY SPACIOUS, DETACHED FAMILY HOME, desirably situated in wonderful end cul-de-sac in position with peaceful open aspect to front in popular LOWER GORNAL neighbourhood! Being conscientiously maintained & immaculately presented throughout, the flexible accommodation briefly includes; reception hall, attractive lounge, separate dining room, stylish kitchen diner, utility room, guest WC, conservatory overlooking garden, first floor landing, FOUR BEDROOMS (including one bedroom with en-suite), family

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bathroom, second floor landing, TWO BEDROOMS (including one bedroom with dressing area), stylish shower room, delightful private rear garden, double garage with loft space, mature gardens & driveway to fore.

Accommodation briefly comprises :-

## Reception Hall

**Attractive Lounge** - 4.72m x 3.63m (15'6" x 11'11")

**Guest WC** - 2.24m x 1.14m (7'4" x 3'9")

**Utility Room** - 1.78m x 1.57m (5'10" x 5'2")

**Modern Kitchen Diner** - 5.66m max x 3.89m (18'7" max x 12'9") with understairs storage.

**Dining Room** - 3.63m x 3m (11'11" x 9'10")

**Conservatory** - 3.91m max x 2.79m (12'10" max x 9'2") (not square)

**First Floor Landing** with airing cupboard.

**Master Bedroom** - 4.55m max x 3.68m (14'11" max x 12'1") with built in storage.

**Ensuite** - 2.64m x 1.24m (8'8" x 4'1")

**Bedroom** - 2.97m x 2.69m max (9'9" x 8'10" max) with fitted wardrobes.

**Family Bathroom** - 2.21m x 1.96m (7'3" x 6'5")

**Bedroom** - 3.1m x 2.49m max (10'2" x 8'2" max)

**Bedroom** - 3.15m x 2.82m max (10'4" x 9'3" max) with storage cupboard.

**Second Floor Landing** (with separate fuse board)

**Bedroom** - 4.44m x 2.84m max (14'7" x 9'4" max) with built in storage & eaves storage.

**Shower Room** - 1.88m x 1.78m (6'2" x 5'10")

**Bedroom** - 4.44m x 3.71m (14'7" x 12'2") with eaves storage & dressing area.

**Dressing Area** - 1.78m x 1.7m (5'10" x 5'7")

## Outside

**Delightful Private Rear Garden** with two seating areas and electric point.

**Garage** - 5.33m x 5.33m (17'6" x 17'6") with loft space.

## Driveway To Fore



# Mature Garden To Fore

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