

34, Vale Street, Upper Gornal, Dudley, West Midlands, DY3 3XD

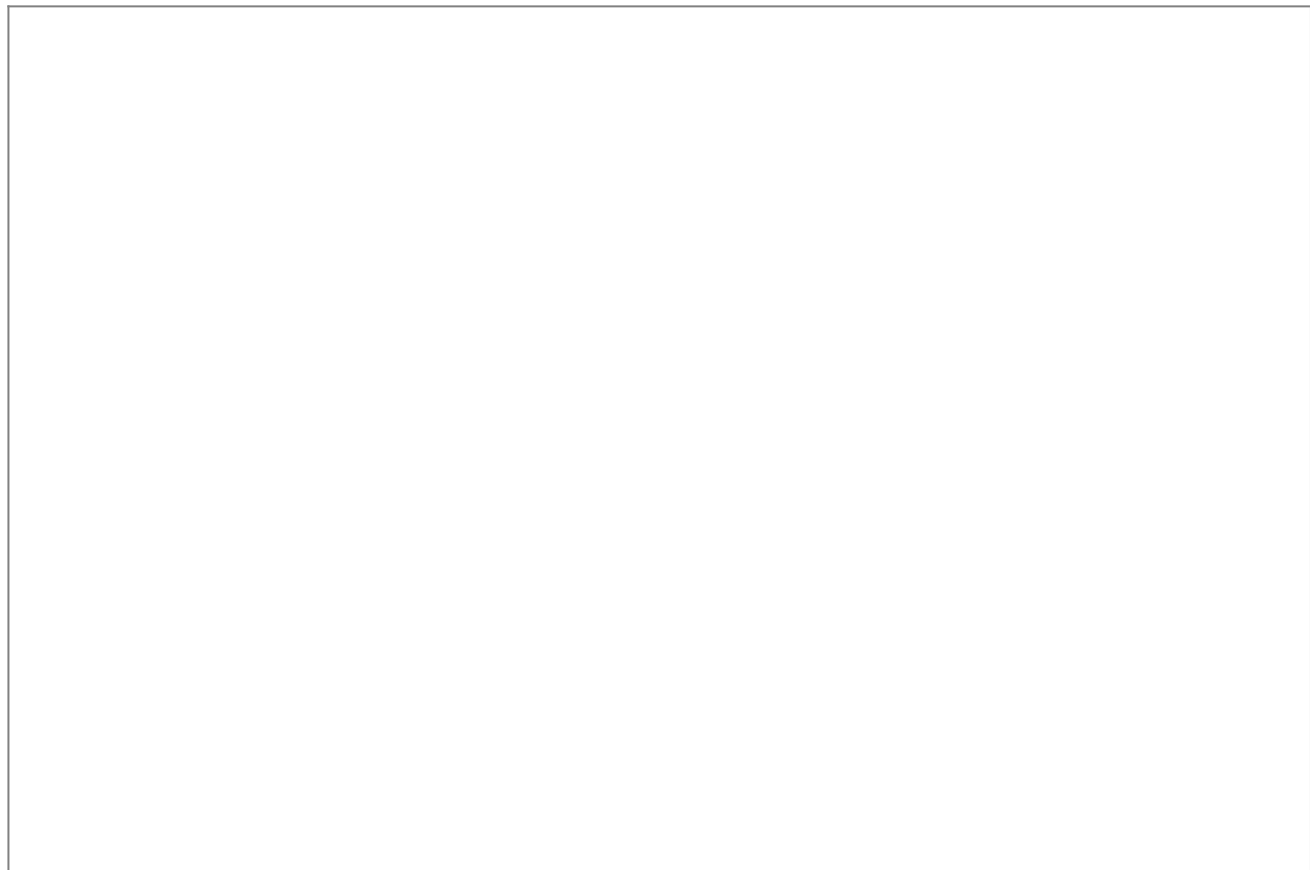
Offers In Region Of £299,950

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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.

- DESIRABLE UPPER GORNAL LOCATION
- DETACHED FAMILY HOME
- CLOSE PROXIMITY TO USEFUL AMENITIES & WELL REGARDED SCHOOLS
- HUGE POTENTIAL
- STUNNING VIEWS TO REAR
- SPACIOUS LOUNGE & SEPERATE DINING ROOM
- GENEROUS PRIVATE REAR GARDEN
- GATED DRIVEWAY TO FORE & GARAGE
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IMPRESSIVE DETACHED TWO BEDROOM FAMILY HOME located in desirable neighbourhood of UPPER GORNAL with stunning views to rear! With timber framed single glazing/ aluminium double glazing and gas central heating, the accommodation also includes; entrance hall, lounge, dining room, kitchen, first floor landing, TWO BEDROOMS, bathroom, generous rear garden, garage and driveway to fore.

Accommodation briefly comprises :-

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Entrance Hall

Lounge - 4.85m into bay x 3.81m max (15'11" into bay x 12'6" max)

Kitchen - 3.35m x 2.57m (11'0" x 8'5") with pantry.

Dining Room - 4.75m into bay x 2.82m max (15'7" into bay x 9'3" max)

First Floor Landing with overstairs storage.

Bedroom - 4.9m into bay x 3.76m max (16'1" into bay x 12'4" max)

Bedroom - 4.8m into bay x 2.84m max (15'9" into bay x 9'4" max)

Bathroom - 3.58m max x 1.55m (11'9" max x 5'1") with understairs storage.

Loft Room

Garage - 4.83m x 2.59m (15'10" x 8'6")

Mature Generous Rear Garden

Gated Driveway To Fore