

79, Summer Lane, Lower Gornal, Dudley, West Midlands, DY3 2HA

Offers In Region Of £239,950

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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.

- POPULAR LOWER GORNAL NEIGHBOURHOOD
- WALKING DISTANCE OF GORNAL VILLAGE
- STUNNING EXTENDED KITCHEN DINER
- MATURE ENCLOSED REAR GARDEN
- TERRACED FAMILY HOME
- THREE BEDROOMS
- CHARMING LOUNGE
- MUST BE VIEWED TO BE APPRECIATED



BEAUTIFULLY PRESENTED EXTENDED TERRACED HOUSE located in popular neighbourhood of LOWER GORNAL within walking distance of local amenities, well regarded schools & transport links! Well maintained throughout by current owners, the property benefits from gas central heating & double glazing, the residence briefly comprises of; entrance hall, lounge, dining/ sitting room, stunning kitchen diner, utility room, guest WC, first floor landing, THREE BEDROOMS, family bathroom, mature enclosed rear garden and driveway to rear.

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Accommodation briefly comprises :-

Hall

Lounge - 3.84m max x 3.71m (12'7" max x 12'2") with storage cupboard.

Kitchen - 4.78m x 4.7m (15'8" x 15'5")

Sitting/Dining Room - 5.13m max x 3.33m (16'10" max x 10'11")

Utility Room - 1.98m max x 1.19m (6'6" max x 3'11")

Guest WC - 1.98m x 0.86m (6'6" x 2'10")

First Floor Landing

Bedroom - 3.84m max x 3.12m (12'7" max x 10'3") with built in storage.

Bedroom - 3.68m x 2.79m max (12'1" x 9'2" max)

Bedroom - 3.71m max x 2.26m (12'2" max x 7'5")

Bathroom - 4.11m x 1.17m (13'6" x 3'10")

Mature Private Rear Garden

Garage - 4.55m max x 4.47m (14'11" max x 14'8") (L-Shaped) to rear.