



The
LEE, SHAW
Partnership

8 Flavells Lane
Lower Gornal, Dudley DY3 2RU



Ideal first time home

This deceptively spacious, 3 Bedroom Terraced House with Conservatory & Rear Garage would make an ideal first time home, sensibly priced, available with no onward chain.

Flavells Lane links Cinder Road and Brookbank Road, close to Himley Road and is convenient for amenities in Gornal with further amenities available in Kingswinford.

With gas central heating and comprising: Porch, Hall, Lounge/Dining Room, Conservatory, Landing, 3 Bedrooms and refitted Shower Room.

OVERALL, A GREAT OPPORTUNITY FOR A HOME TO PERSONALISE AND FURTHER IMPROVE – VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE SIZE AND POSITION.

On the Ground Floor, there is a Porch Entrance with double glazed patio door, tiled floor, Cupboard (with UPVC door and electric/gas meter) and UPVC double glazed door and screen to:

Reception Hall having laminate floor, radiator, stairs to 1st Floor and doors leading off.

The Kitchen has a range of wall/base cupboards, worktops, sink with hot and cold tap, New World built-in oven, Homark gas hob with integrated cooker hood over, Indesit freestanding washing machine, tall cupboard with integrated fridge freezer and UPVC double glazed front window.

There is a good size Lounge/Dining Room having a pine mantel fireplace with hearth and gas fire, 2 radiators, Store (below stairs) and UPVC double glazed doors/side screens to:

Rear Conservatory being UPVC double glazed with 2 opening windows and double doors to Garden.





Available with no onward chain

On the 1st Floor, there is a Landing having spindle balustrade to stairs, loft access and doors to 3 Bedrooms and Shower Room.

Bedroom 1 has a range of pine wardrobes with top cupboards, radiator and UPVC double glazed window. Bedroom 2 has a UPVC double glazed window, radiator and 2 double wardrobes with lower drawers and bridging drawer and top cupboard. Bedroom 3 has a UPVC double glazed window and radiator.

There is a refitted Shower Room having a white suite with quadrant shower enclosure having curved screen door, WC, basin with vanity cupboard, tiled walls, chrome ladder radiator, obscure UPVC double glazed window, recessed ceiling lights, electric fan heater and Cupboard (with Baxi gas central heating boiler).

The Rear Garden is mostly paved with borders and there is a shed (with light and power) and rear gate.



There is a single Garage having up and over door and this is accessed from a Driveway between number 12 and number 14 leading to the rear. The Garage is not immediately adjacent to the property.

At the front, there is a picket fence and gate, low wall, lawn with pathway and trellis arch with paved area to the front entrance.

Agents Note:

Defective drainage has been repaired and superstructure crack repairs and redecorations were carried out and a Certificate of Structural Adequacy was issued dated 28th July, 2022.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

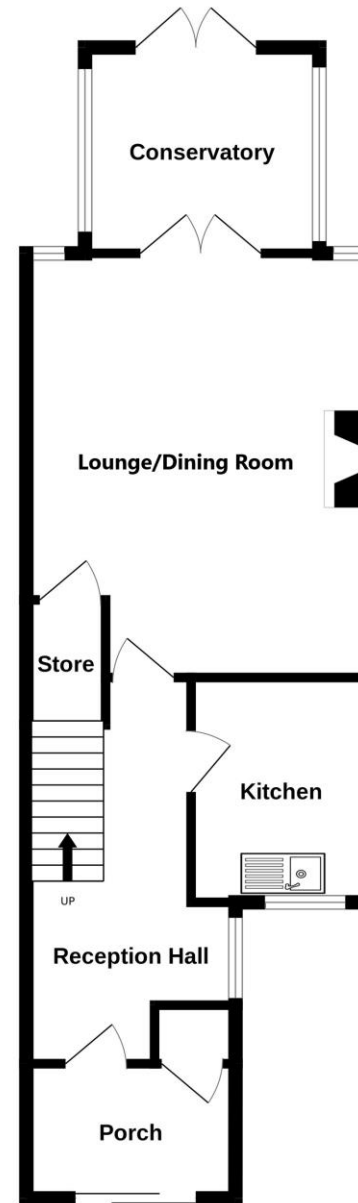


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

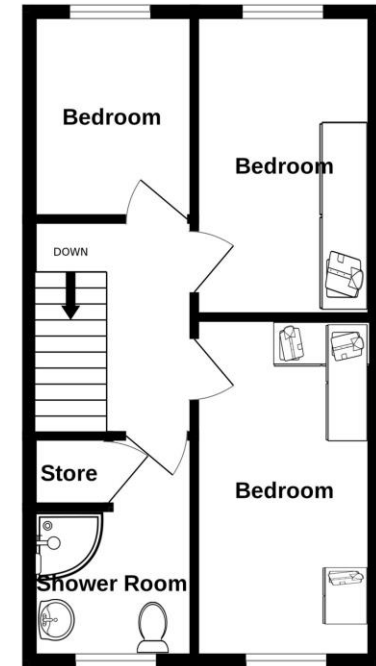
- Porch
- Hall
- Kitchen: 9'2" x 7'8" (2.79m x 2.35m)
- Lounge/Dining Room: 17'5" x 13'8" (5.33m x 4.17m)
- Conservatory: 8'8" x 8'1" (2.66m x 2.47m)
- Landing
- Bedroom 1: 14' x 7'6" (4.28m x 2.28m)
- Bedroom 2: 12'5" x 7'5" (3.80m x 2.26m)
- Bedroom 3: 9'2" x 6' (2.80m x 1.84m)
- Shower Room: 7'10" x 5'11" (2.40m x 1.80m)
- Garage: 15'1" x 7'8" (4.59m x 2.35m)

FLOOR PLANS

Ground Floor



1st Floor



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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.