



Connells

Feldspar Gardens Holloway Street West
Dudley

Feldspar Gardens Holloway Street West Dudley DY3 2EE

for sale
£325,000



Property Description

Feldspar Gardens, situated in the sought-after residential area of Lower Gornal, is a contemporary development conveniently located near local amenities, shops, schools, and excellent transport links. The well-maintained and attractively presented accommodation is ideal for families. It features an entrance hallway, a spacious lounge, a downstairs WC, and a stylish fitted kitchen diner with French doors that lead to the garden patio. On the first floor, there is a master bedroom with an en-suite shower room, two additional bedrooms, and a family bathroom. The property also includes a driveway that provides off-road parking for multiple vehicles at the front, along with a large rear garden that extends around the side of the house. Early viewing is highly recommended.

Entrance Hallway

Double glazed entrance door to front elevation stairs to first floor accommodation, tiled floor, radiator.

Cloak Room

Suite comprising llwc, wash hand basin in vanity unit, tiled floor, tiled walls, radiator.

Lounge

Double glazed window to front elevation, radiator, t.v point, built in storage cupboard.

Kitchen Diner

Fitted kitchen with a range of shaker style wall and base units with work surfaces over, electric oven with gas hob and extractor, stainless steel drainer sink unit, integrated fridge and freezer, integrated dish washer space for domestic appliances, plumbing for automatic washing machine, double glazed window and French doors to rear elevation, radiator, tiling to splash back, tiled flooring.



First Floor Landing

Loft access, airing cupboard, double glazed window to side elevation.

Bedroom One

Double glazed window to rear elevation, radiator.

En-Suite

Suite comprising shower cubicle with glass shower screen, llwc, wash hand basin, tiling, double glazed window to rear elevation.

Bedroom Two

Double glazed window to the front elevation, radiator.

Bedroom Three

Double glazed window to front elevation, radiator.

Family Bathroom

Suite comprising paneled bath with shower over, wash hand basin, llwc, tiling, tiled floor, radiator, double glazed window to side elevation.

Front Elevation

Tarmac driveway giving off road parking for multiple vehicles.

Rear Elevation

The rear garden features a landscaped design that includes both a patio area and a lawned section at the back. Additionally, the garden extends around the side of the property, gate giving side access and outside tap.

Agents Note

There is a tree within the property boundary that is protected by a Tree Preservation Order. Please contact the local authority for any further details required. Your conveyancer can make enquiries on your behalf.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

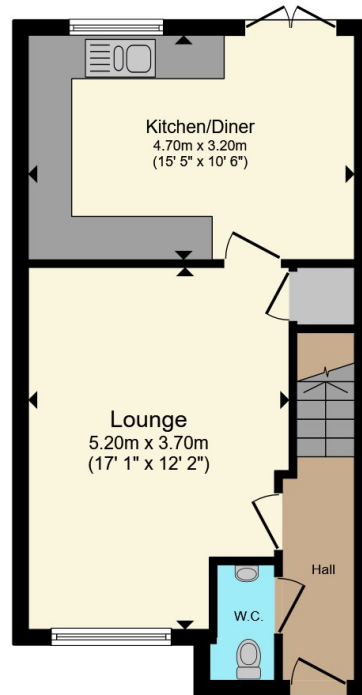
Agents Note

The sellers advise that they pay £40 per month estate charge.

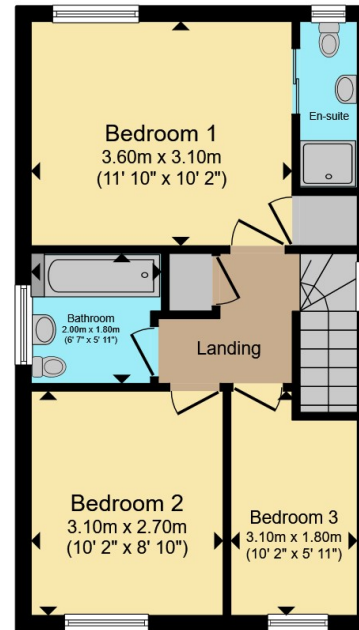








Ground Floor



First Floor

Total floor area 75.2 m² (809 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD315083



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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