



Connells

Garden Walk
Lower Gornal, Dudley

Garden Walk Lower Gornal, Dudley DY3 2NR

for sale offers over
£300,000



Property Description

The accommodation features a welcoming entrance porch that leads into a hallway, followed by a shaker-style fitted kitchen diner equipped with integrated appliances. There is a generous through lounge diner that boasts patio doors opening to the garden, along with a handy downstairs W.C. On the first floor, you'll find a modernised shower room and three spacious bedrooms. Outside, the property is accessed via a block-paved driveway that can accommodate multiple vehicles and provides entry to a garage with a utility area. The private rear garden is well maintained, offering a serene outdoor space.

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.

Entrance Porch

Double glazed windows to the front & side elevations, double glazed entrance door to the side, tiled floor.

Entrance Hall

Stairs to first floor accommodation, door to

Cloakroom

Comprising wash hand basin, low level w.c., tiling, double glazed window.

Kitchen

Comprising a range of shaker style wall and base units with work surfaces over, stainless steel sink & drainer unit, built-in electric oven & microwave, gas hob with extractor, tiling to splashback, tiled floor, breakfast bar, double glazed bow window to the front elevation.

Lounge Diner

Double glazed patio doors to the rear elevation, feature fire surround, two wall lights, T.V point, central heating radiator.

First Floor

Landing

Airing cupboard, loft access, doors to

Bedroom One

Double glazed window to the front elevation, built-in wardrobes, central heating radiator.

Bedroom Two

Double glazed window to the rear elevation, central heating radiator.

Bedroom Three

Double glazed window to the front elevation, central heating radiator.

Family Shower Room

Suite to comprise walk-in shower with glass shower screen, wash hand basin in vanity unit, low level w.c., tiled walls, tiled floor, central heating radiator, double glazed window to the rear.

Outside

To the front of the property block paved driveway giving off road parking for multiple vehicles, garden area with various plants & shrubs. Landscaped rear garden having paved patio area, plants & shrubs, various sheds, greenhouse, gate giving side access.

Garage

Up & over electric door, power & lighting, plumbing for automatic washing machine, door to the rear.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









Ground Floor



First Floor

Total floor area 107.8 m² (1,160 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

Connells

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: F Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314935



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD314935 - 0004