

407, Sandyfields Road, Lower Gornal,

Dudley, DY3 3DH

Taylors

Offers in the Region of

£374,950

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

FANTASTICALLY POSITIONED on sought-after Sandyfields Road, Lower Gornal, this DECEPTIVELY SPACIOUS DETACHED BUNGALOW occupies a GENEROUS PLOT and enjoys convenient access to popular beauty spots including Himley Hall and Baggeridge Country Park. The accommodation comprises an entrance porch, IMPOSING reception hallway with cloaks cupboard, GENEROUS rear lounge, separate dining room, conservatory, and a WELL-APPOINTED breakfast kitchen with integrated appliances. There are two/three bedrooms, including two GENEROUS DOUBLE BEDROOMS, with the third currently incorporated into the principal bedroom as a dressing area, together with a GOOD-SIZED family bathroom. A particular feature of the property is the USEFUL BOARDED LOFT SPACE, complete with mains power and lighting, currently utilised as a hobby room and offering EXCELLENT POTENTIAL for a variety of uses, subject to any necessary consents. Outside, the property benefits from a driveway secured by an electric roller door, a garage with inspection pit, utility cupboard, outside W.C., and a BEAUTIFULLY ESTABLISHED, private rear garden. To the front, a GENEROUS DRIVEWAY provides ample off-road parking alongside a fore garden. Offered with NO UPWARD CHAIN, the property further benefits from gas central heating and uPVC double glazing throughout.

EPC - C. Council Tax - E. Tenure – Freehold.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected.
Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker. Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Accomodation briefly comprises :-

Entrance porch
Reception hallway with built in closet
Lounge - 5.54m x 4.11m (18'2" x 13'6")
Dining Room - 3.15m x 2.34m (10'4" x 7'8")
Breakfast kitchen - 4.27m x 2.92m (14'0" x 9'7")
Conservatory - 4.04m x 2.44m (13'3" x 8'0")
Bedroom - 4.47m x 3.07m (14'8" x 10'1")
Bedroom (currently used as dressing room) - 3.07m x 2.74m (10'1" x 9'0")
Bedroom - 3.66m x 3.35m (12'0" x 11'0")
Bathroom - 3.17m x 2.06m (10'5" x 6'9")
Loft - boarded, power and lighting with snooker table included
Workshop area
Garage with inspection pit - 5.33m x 3.4m (17'6" x 11'2")
Utility cupboard with plumbing for washing machine
Enclosed drive with Car port with electric roller door
Well established private rear garden, Driveway and garden to fore

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Council Tax Band: E

Tenure: Freehold

Property Type: Detached Bungalow

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MISREPRESENTATION ACT 1967
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