



**Vale Street, Upper Gornal
Dudley, DY3 3XF**

£210,000



A well maintained semi-detached property occupying a delightful position in an extremely popular residential area local to a range of amenities. This spacious home with three bedrooms offers good family accommodation and interior viewing is highly recommended.

The property is for sale with no upward chain and benefits from central heating, double glazing, off road parking for numerous vehicles plus garage and a low maintenance garden to the rear.

The accommodation to is pleasant home briefly comprises: reception hall, downstairs WC, living room plus garden room, dining kitchen, utility area, three bedrooms and shower room. The property is protected by a burglar system.

Council Tax B. Energy Rating D. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Reception Hall Having double glazed door, laminate flooring and central heating radiator.

Downstairs WC Having low flush WC.

Living Room 15' 4" x 12' 4" (4.67m x 3.76m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, double glazed window and double glazed sliding doors to the garden room.

Garden Room 12' 4" x 9' 6" (3.76m x 2.89m) Having two wall light points and double glazed window.

Dining Kitchen 16' 6" x 7' 4" (5.03m x 2.23m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall tiles, under stairs storage cupboard, central heating radiator and double glazed window.

Utility Area 9' 8" x 6' 3" (2.94m x 1.90m) Having wash hand basin built into vanity unit, range of fitted wall cupboards, plumbing for washing machine, double glazed window and two double glazed doors leading out.

First Floor Landing Having loft hatch for access and central heating radiator.

Bedroom One 13' 5" x 11' 9" (4.09m x 3.58m) Having fitted wardrobes with mirror fronted sliding doors, two wall light points, central heating radiator and double glazed window.

Bedroom Two 10' 4" x 8' 5" (3.15m x 2.56m) Having central heating radiator and double glazed window.

Bedroom Three 10' 2" x 6' 7" (3.10m x 2.01m) Having double glazed window.



Shower Room 6' 0" x 5' 6" (1.83m x 1.68m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, towel rail and double glazed window.

Garage 13' 2" x 7' 7" (4.01m x 2.31m) Having light, power points and wall mounted Worcester combination boiler.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, numerous flowers and flowering shrubs. Garden shed and gated side access.

TENURE: **Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act as your mortgage broker. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

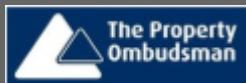




**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriplan ©2022