



**Eve Lane, Upper Gornal
Dudley, DY1 3TZ**

£225,000



An extremely well presented semi-detached property maintained throughout to a high standard, situated in a popular residential area local to a range of amenities. This delightful three bedroom family home offers spacious accommodation and benefits from off road parking to the front and secure gated parking to the rear which is accessed via Redwood Avenue.

Further noteworthy features to this stylish home include: a good size living room with cast iron multi-fuel burner, a modern fitted kitchen, a fashionable bathroom with separate WC, central heating and uPVC double glazing.

In the private rear garden is an impressive multi-purpose studio ideal for home working. The property is protected by a burglar alarm system. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

Council Tax Band C. Energy Rating C. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking past lawn fore garden.

Reception Hall Having composite front door, ceramic floor tiling and central heating radiator.

Living Room 23' 2" x 13' 2" (7.06m x 4.01m) Having cast iron multi-fuel burner set in feature chimney breast, laminate flooring, central heating radiator, double glazed bow window and double glazed sliding door to the rear garden.

Kitchen 10' 4" x 8' 3" (3.15m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator, freezer, range of fitted wall cupboards and pantry. Ceramic wall and floor tiles, double glazed window and door leading out.

Landing Having storage cupboard, loft hatch, central heating radiator, double glazed window and WC off: Having low flush WC and double glazed window.

Bedroom One 12' 5" x 9' 3" (3.78m x 2.82m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 0" x 10' 9" (3.35m x 3.27m) Having central heating radiator and double glazed window.

Bedroom Three 8' 8" x 8' 5" (2.64m x 2.56m) Having airing cupboard housing combination boiler, timber flooring, central heating radiator and double glazed window.

Bathroom 5' 4" x 5' 4" (1.62m x 1.62m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit, ceramic wall tiling, heated towel rail and double glazed window.

Sheltered Side Area Having plumbing for washing machine, fitted work top and unit.



Studio 16' 5" x 7' 9" (5.00m x 2.36m) Having power points, flush ceiling spot lights, ceramic floor tiling and two double glazed windows.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, numerous flowers and flowering shrubs. Seating area, garden shed and vehicle rear access for secure parking via Redwood Avenue.

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: C

EPC RATING: C

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 you to verify your status. 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.





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TOTAL FLOOR AREA - 2206 sq ft (205.2 sq m) approx.
When every measurement and area given in these particulars is approximate, measurements
of rooms and other areas are taken at a point which is not necessarily the centre and
therefore the actual area may differ slightly. The floor area does not include any areas
designated as garages, stores, cellars, attics, basements, conservatories or porches.
No services, fixtures or fittings are included in the area measurements.

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: