

SKITTS

ESTATE AGENTS



Deepdale Lane, Lower Gornal
Dudley, DY3 2AQ

£150,000

01902 686868

We Value Your Home

A well maintained semi-detached property with spacious accommodation situated in a popular residential area offered for sale with no upward chain.

This delightful two bedroom home is conveniently local to a range of amenities including shops, schools and public transport services.

The property benefits from central heating, uPVC double glazing, a stylish bathroom, a private rear garden and interior viewing is highly recommended.



Approach By way of paved fore garden with lawn area to the side.

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

Living Room 16' 3" x 10' 9" (4.95m x 3.27m) Having wall mounted pebble effect electric fire, two central heating radiators, laminate flooring, double glazed window and double glazed patio doors to the rear garden.

Dining Kitchen 12' 4" x 9' 1" (3.76m x 2.77m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall and floor tiles. Wall mounted Worcester combination boiler, central heating radiator, double glazed window and door leading out.

Inner Hall Having pantry with plumbing for washing machine, double glazed door to the rear garden and WC off: Having low flush WC and double glazed window.

Landing Having loft hatch for access, central heating radiator and double glazed window.

Bedroom One 15' 8" x 9' 5" (4.77m x 2.87m) Having built in storage cupboard, central heating radiator and two double glazed windows.

Bedroom Two 8' 2" x 8' 2" (2.49m x 2.49m) Having central heating radiator and double glazed window.

Bathroom 10' 9" x 6' 8" (3.27m x 2.03m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, 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.

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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.





BASEMENT

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		93
(69-80)	C		
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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