

# SKITTS

ESTATE AGENTS



**Gideons Close, Lower Gornal**  
Dudley, DY3 2HY

**£195,000**

01902 686868

**We Value Your Home**

An ideal first time home occupying a delightful and quiet position in an extremely popular residential area local to a range of amenities.



This two bedroom semi-detached home has been well maintained throughout and benefits from central heating, double glazing, a private rear garden and off road parking.

The accommodation to this well presented property briefly comprises: - reception hall, fitted kitchen, living room with patio doors out and stairs to the first floor, two bedrooms and a bathroom. There is a pleasant rear garden with patio area and a range of flowers and flowering shrubs.

#### INTERIOR VIEWING IS HIGHLY RECOMMENDED

**Approach** By way of briquette driveway providing off road parking and steps to accommodation.

**Reception Hall** Having laminate flooring and central heating radiator.

**Living Room** 14' 3" x 11' 7" (4.34m x 3.53m) Having timber fireplace with tiled surround and hearth, laminate flooring, central heating radiator, double glazed sliding patio doors leading out and stairs off.

**Kitchen** 9' 5" x 9' 0" (2.87m x 2.74m) Having inset composite type sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards and pantry. Wall mounted combination boiler, ceramic wall tiles, laminate flooring, central heating radiator and double glazed window.

**Landing** Having loft hatch for access.

**Bedroom One** 12' 2" x 10' 9" (3.71m x 3.27m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 8" x 9' 4" (3.55m x 2.84m) Having built in storage cupboard, central heating radiator and two double glazed windows.

**Bathroom** 8' 8" x 4' 7" (2.64m x 1.40m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, storage cupboard, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, lawn area, numerous flowers and flowering shrubs. Further patio area to rear with bench, 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.

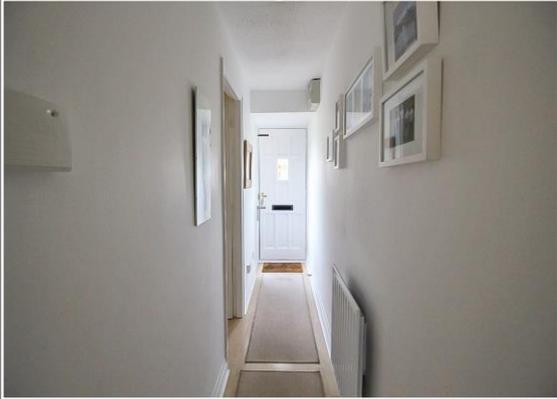
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

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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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