



**Cinder Road, Lower Gornal
Dudley, DY3 2RH**

£299,950

Skitts Estate Agents in Sedgley are delighted to present this truly unique property to the market that must be seen to be appreciated.

Set back from the road, this home appears to be a traditional single-storey bungalow from the outside, but offers so much more.

Enclosed within a charming brick wall and gated entrance, the property provides ample off-road parking on a well-maintained block-paved driveway. Upon entering, you are welcomed by a spacious entrance hall that leads to all the main rooms of the property.

To the front, there is a small lounge, featuring a large front-facing window, which could also serve as a third bedroom if required. The kitchen is generously proportioned, with fitted cupboards on all walls offering extensive storage space. A dining area is conveniently situated in the centre of the room and a side entrance door provides additional access, complemented by a large front-facing window that fills the space with natural light. The main bathroom is well-appointed with a shower over the bath, WC and wash hand basin, fully tiled for a modern finish and features a frosted window to the rear.

The main bedroom, situated at the back of the property, is a spacious retreat complete with fitted wardrobes and units, along with a large window offering beautiful views over the extensive rear garden. The second bedroom is also a good size, enjoying similar views of the rear aspect. The real surprise of this property is revealed downstairs, where a grand lower-level lounge becomes the focal point of the home.

This impressive space boasts two sets of large double doors that open onto the expansive rear garden, creating a seamless connection between indoor and outdoor living. A feature fireplace adds warmth and character to this versatile room, which has been the heart of the home for many years. Leading off from the lounge is a small inset area, providing access to a convenient downstairs WC and a spacious utility room with fitted cupboards and additional double doors opening to the garden. The garden is an extraordinary feature of this home, offering endless potential for further extension, development, or reconfiguration to suit individual needs.

The property boasts a substantial paved area leading to a vast lawned space, providing an excellent opportunity for outdoor living, entertaining, or future projects. Additionally, the loft space above the first floor is fully boarded out, offering valuable extra storage or potential for conversion.

This property presents a unique opportunity to create a truly exceptional family home in a highly sought-after area.

INTERIOR VIEWING IS HIGHLY RECOMMENDED.

Council Tax Band D.

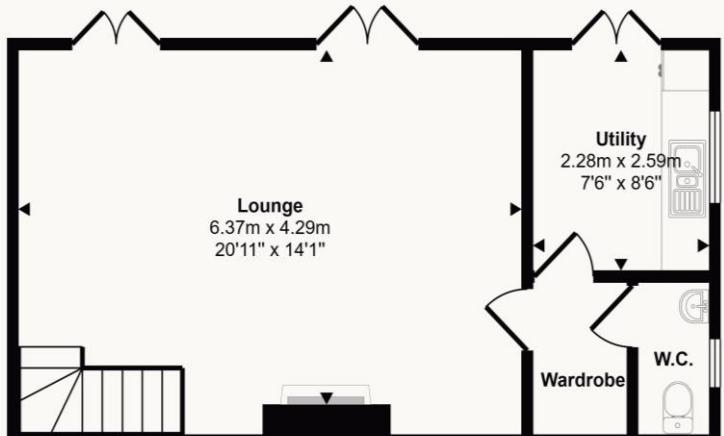
Energy Rating TBC.

Tenure FREEHOLD.

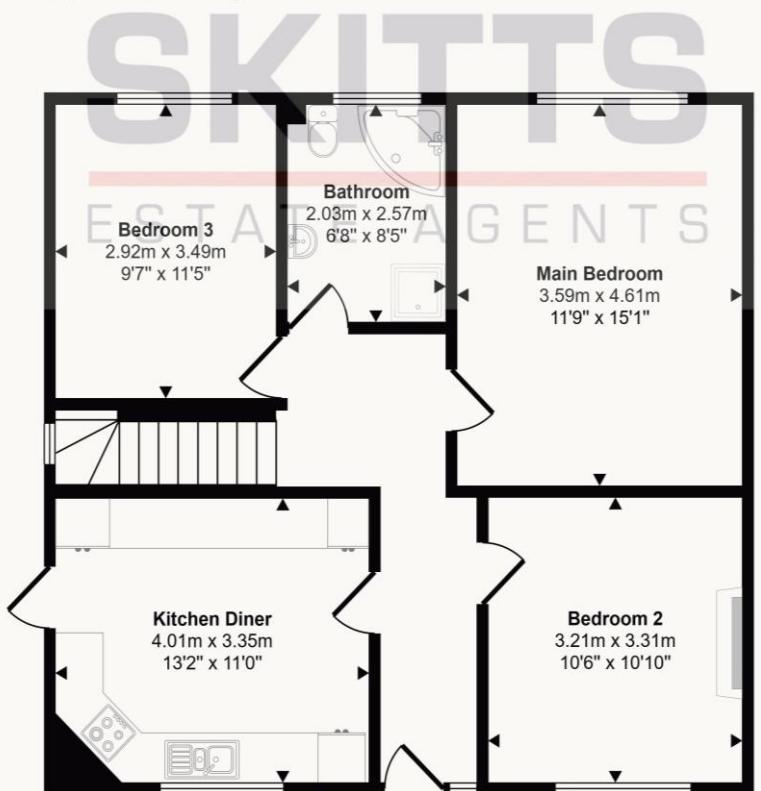




Approx Gross Internal Area
112 sq m / 1202 sq ft



Lower Ground Floor
Approx 40 sq m / 434 sq ft



Ground Floor
Approx 71 sq m / 767 sq ft

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.

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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.



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

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR