



Duke Street, Upper Gornal
Dudley, DY3 2DJ

£265,000



This delightful detached bungalow enjoys a peaceful and sought after position within a popular residential area, boasting breathtaking panoramic views to the rear that truly must be seen to be appreciated. The property has been well maintained throughout and offers generous, well planned accommodation, making it an ideal home for a variety of buyers.

Inside, the spacious layout begins with a welcoming reception hall leading through to a bright and airy 21ft living room, featuring a charming fire-place with gas fire and a double glazed sliding door that opens directly to the rear garden, framing the stunning views beyond.

The fitted kitchen offers a range of base units, wall cupboards, worktops and a ceramic style sink, along with a rear door for convenient garden access. The modern shower room is fitted with a good sized shower cubicle, pedestal wash hand basin, low flush WC and a useful airing cupboard. The home also benefits from central heating and double glazing.

Outside, the property is approached via a tarmac driveway from the quiet access providing off road parking, set alongside a well-kept lawn fore-garden. To the rear, a private and enclosed garden offers a lovely retreat with a paved patio area, neat lawn, gated side access and those truly remarkable open views.

A garage is situated to the side of the property, fitted with an Up and Over door, light, power points, wall-mounted combination boiler and a double glazed rear door providing access to the garden. Offered for sale with no upward chain, this charming bungalow combines space, comfort and location with the added bonus of panoramic views — early viewing is strongly recommended.

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

Approach By way of a quiet tarmac driveway.

Reception Hall

Living Room 21' 5" x 12' 0" (6.52m x 3.65m)

Kitchen 11' 0" x 9' 7" (3.35m x 2.92m)

Bedroom One 11' 0" x 10' 9" (3.35m x 3.27m)

Bedroom Two 10' 8" x 8' 3" (3.25m x 2.51m)

Shower Room 7' 7" x 7' 3" (2.31m x 2.21m)

Garage 16' 11" x 10' 7" (5.15m x 3.22m) (Max)

Rear Garden With stunning panoramic views.





Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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: D
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.

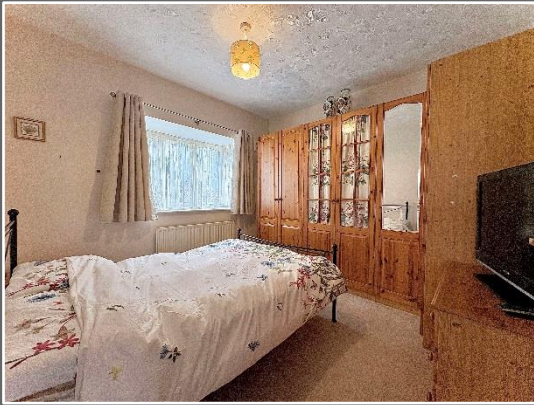
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

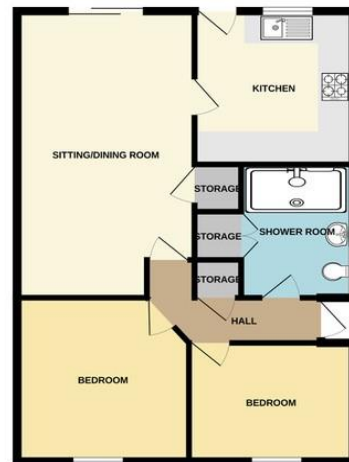
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

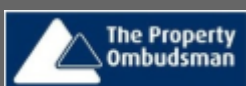


TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacities, etc. are given as approximate only and should not be used for any purpose other than guidance. The actual measurements may vary slightly from those given and the vendor accepts no liability for any error or omission. Measurements are taken to the best of the vendor's knowledge and belief.

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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: