



**Autumn Drive, Lower Gornal  
Dudley, DY3 2EZ**

**£90,000**

**A surprisingly spacious first floor flat with stunning panoramic views, extremely well presented and benefiting from central heating, double glazing, modern dining kitchen and stylish shower room.**

**This delightful home has been well maintained throughout and is tastefully decorated with interior viewing highly recommended.**

**This two bedroom property is thought to be an ideal first time home and is situated in a highly popular residential area local to amenities including shops, school, public transport services and Gornal Village is a short distance away.**



**Communal Entrance** Having stairs to accommodation.

**Entrance Hall** Having Composite front door, central heating radiator and storage cupboard.

**Living Room** 16' 1" x 11' 5" (4.90m x 3.48m) Having two central heating radiators and two double glazed windows.

**Kitchen** 11' 1" x 8' 7" (3.38m x 2.61m) Having inset ceramic type sink top with fitted base units and laminate work tops. Built-in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards with concealed lighting and cupboard housing boiler. Ceramic wall tiles, central heating radiator and double glazed window.

**Bedroom One** 12' 8" x 10' 7" (3.86m x 3.22m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 5" x 10' 0" (3.48m x 3.05m) Having laminate flooring, central heating radiator and double glazed window.

**Shower Room** 6' 7" x 5' 7" (2.01m x 1.70m) Having white suite comprising: Shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

**Communal Garden** Having drying area and lawn area.



**TENURE: Leasehold.** 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.



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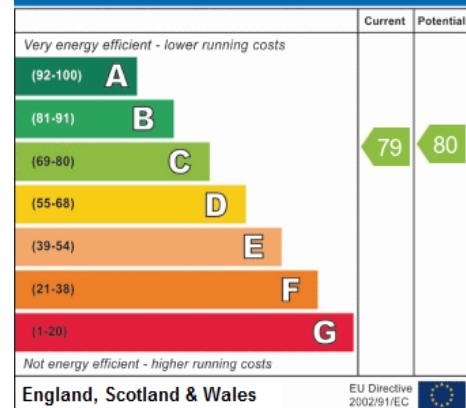


GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for any purpose other than as an indication of layout or room size. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. Prospective purchasers should seek professional advice if they require specific information or advice on a particular plan.

Energy Efficiency Rating



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

**SIGNED : .....**

**DATE: .....**