

SKITTS

ESTATE AGENTS



Harcourt Drive, Lower Gornal
Dudley, DY3 2PW

£220,000

01902 686868

We Value Your Home

A particularly delightful semi-detached property situated in a quiet cul-de-sac location in a popular residential area and benefiting from central heating, double glazing and a garage.



This extremely well maintained home is tastefully decorated throughout and provides spacious family accommodation that must be seen to be appreciated.

The property briefly comprises: reception hall, lounge diner, fitted kitchen plus utility area, downstairs WC, three bedrooms and a first floor bathroom. There is off road parking to the front and a private garden to the rear.

Approach By way of driveway providing off road parking.

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

Lounge/Diner 24' 8" x 12' 6" (7.51m x 3.81m) Having wall mounted pebble effect electric fire, two central heating radiators, laminate flooring, double glazed bow window and double glazed sliding patio doors to rear garden.

Kitchen 11' 0" x 7' 8" (3.35m x 2.34m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 5 ring gas hob and cooker hood. Range of fitted wall cupboards with concealed lighting, pantry and double glazed window.

Utility 11' 3" x 7' 5" (3.43m x 2.26m) Having fitted work top, plumbing for washing machine, central heating radiator and double glazed door to rear garden.

Downstairs WC Having low flush WC, pedestal wash hand basin and double glazed window.

Landing Having airing cupboard housing combination boiler, loft hatch for access by way of retractable ladder and double glazed window.

Bedroom One 12' 2" x 9' 5" (3.71m x 2.87m) Having central heating radiator, feature spot lights, laminate flooring and double glazed window.

Bedroom Two 12' 4" x 9' 8" (3.76m x 2.94m) Having central heating radiator, laminate flooring and double glazed window.

Bedroom Three 9' 3" x 6' 3" (2.82m x 1.90m) Having central heating radiator and double glazed window.

Bathroom 7' 0" x 6' 5" (2.13m x 1.95m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail and double glazed window.



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

Garage 15' 8" x 7' 9" (4.77m x 2.36m) Having 'Up & Over' door, light and power points.

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.



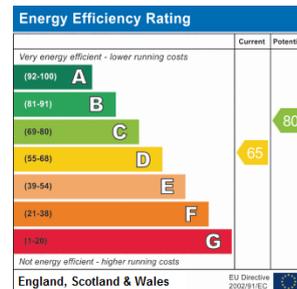


GROUND FLOOR

1ST FLOOR



These energy ratings have been calculated in respect of the structure of the Property, construction, insulation, glazing, heating and any other factors and are not intended to be used for any other purpose. The energy efficiency of the Property will depend on the use of the Property and the energy efficiency of the appliances used in the Property. Energy efficiency ratings are not intended to be used for comparison purposes.



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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: