



Quarry Brow, Upper Gornal
Dudley, DY3 1UD

£165,000



A pleasant semi-detached property situated in a popular residential area, thought to be an ideal first time home and offered for sale with no upward chain.

This well maintained property with two double bedrooms benefits from spacious accommodation and numerous noteworthy features including: central heating, double glazing, off road parking and a good size rear garden with patio area and lawn area.

Further highlights include living room with gas fire and feature fire-place, breakfast kitchen with integrated appliances and breakfast bar, a downstairs WC, a modern first floor bathroom and useful storage areas to the ground floor.

A range of amenities including shops, schools and public transport services are close to hand. Sedgley centre is also a short distance away.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past gravel fore garden.

Entrance Hall Having uPVC front door, central heating radiator and laminate flooring.

Living Room 15' 5" x 12' 5" (4.70m x 3.78m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed window.

Kitchen 15' 9" x 7' 10" (4.80m x 2.39m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, plumbing for washing machine and range of fitted wall cupboards. Breakfast bar, storage cupboard, cupboard housing combination boiler and ceramic wall tiling. Central heating radiator, laminate flooring, double glazed window and door leading out.

Lobby Having storage cupboard and double glazed door leading out. WC off: Having low flush WC, central heating radiator and double glazed window.

Landing Having double glazed window and loft hatch for access.

Bedroom One 15' 3" x 9' 0" (4.64m x 2.74m) Having built in storage cupboard, central heating radiator, laminate flooring and two double glazed windows.

Bedroom Two 11' 1" x 9' 9" (3.38m x 2.97m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 8' 5" x 7' 8" (2.56m x 2.34m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.



Rear Garden Having paved patio area, cold water tap, neat lawn area, 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.

COUNCIL TAX BAND: A

EPC RATING: D

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.

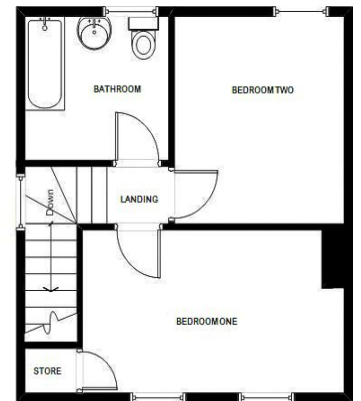
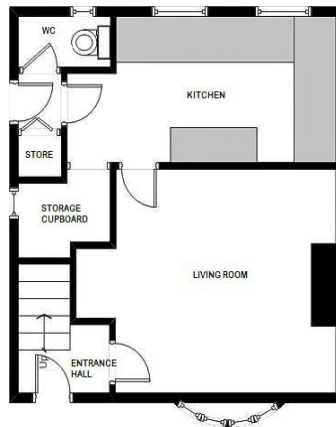
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





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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:

