



**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 fireplace, 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.

**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.

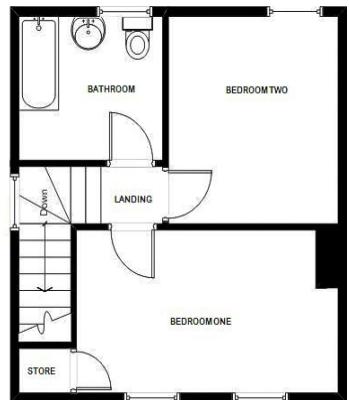
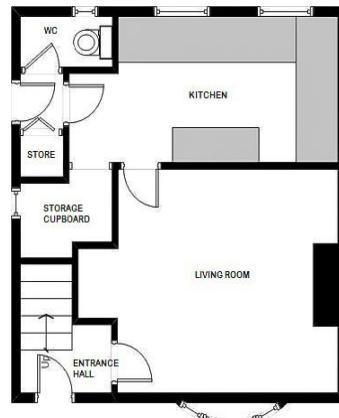




**15 Dudley Street  
Sedgley  
DY3 1SA**

**01902 686868**

**sedgley@skitts.net**



**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: .....**