



**Valley Road, Upper Gornal
Dudley, DY3 1TU**

£199,950



A particularly stylish semi-detached property offered for sale with no upward chain and situated in a popular residential area a short distance from Sedgley centre. This extremely well presented family home with three bedrooms has recently been modernised to a high standard and must be seen to be appreciated.

The property is tastefully decorated and benefits from a spacious living room, re-fitted dining kitchen with ceramic sink and built-in oven, a useful downstairs WC, a stylish first floor bathroom, central heating, double glazing and a good size garden to the rear. A range of amenities including shops, schools and public transport services are all close to hand. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

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

Approach By way of pathway past lawn fore garden.

Reception Hall Having uPVC front door and central heating radiator.

Living Room 15' 3" x 12' 0" (4.64m x 3.65m) (Max) Having central heating radiator and double glazed window.

Kitchen 15' 7" x 7' 9" (4.75m x 2.36m) Having inset ceramic sink top with fitted base units and timber work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, pantry, laminate flooring, central heating radiator and two double glazed windows.

Lobby Having cupboard housing combination boiler, double glazed door leading out and WC off: Having low flush WC.

Landing Having loft hatch for access and double glazed window.

Bedroom One 12' 8" x 7' 9" (3.86m x 2.36m) Having central heating radiator and double glazed window.

Bedroom Two 8' 9" x 7' 6" (2.66m x 2.28m) Having built in cupboard, central heating radiator and double glazed window.

Bedroom Three 8' 8" x 7' 3" (2.64m x 2.21m) Having central heating radiator and double glazed window.

Bathroom 8' 2" x 5' 6" (2.49m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, chrome heated towel rail, laminate flooring and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area 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.**

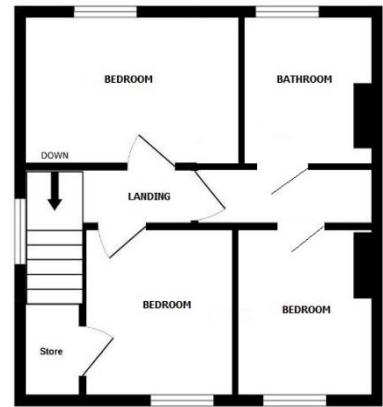
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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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:

