

SKITTS

ESTATE AGENTS



Deepdale Lane, Lower Gornal
Dudley, DY3 2AE

£220,000

01902 686868

We Value Your Home



An extremely well presented semi-detached property situated in a popular residential area providing stunning panoramic views at the rear that must be seen to be appreciated.

This particularly impressive three bedroom family home offers immaculate accommodation and benefits from central heating, double glazing, off road parking plus garage and a low maintenance rear garden.

The property is located close to a range of amenities including shops, schools and public transport services.

Approach By way of gravel driveway providing off road parking for numerous vehicles and carport leading to the following accommodation.

Reception Hall Having solid oak front door, central heating radiator and timber flooring.

Downstairs WC Having low flush WC, ceramic bowl basin built into vanity unit, ceramic wall and floor tiling. Flush ceiling spot lights and double glazed window.

Living Room 16' 2" x 15' 3" (4.92m x 4.64m) Having storage cupboard, central heating radiator, timber flooring and double glazed sliding patio doors providing stunning views.

Dining Kitchen 9' 8" x 9' 7" (2.94m x 2.92m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Integrated refrigerator, dishwasher, range of fitted wall cupboards, ceramic wall and floor tiles. Central heating radiator, flush ceiling spot lights and double glazed window.

Landing Having double glazed window.

Bedroom One 12' 8" x 10' 6" (3.86m x 3.20m) Having central heating radiator, laminate flooring and double glazed window.

Bedroom Two 12' 3" x 10' 6" (3.73m x 3.20m) Having central heating radiator, laminate flooring and double glazed window with views to the rear.

Bedroom Three 6' 8" x 6' 3" (2.03m x 1.90m) Having central heating radiator, laminate flooring and double glazed window.

Shower Room 9' 0" x 5' 7" (2.74m x 1.70m) Having 'White' suite comprising: Shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail, flush ceiling spot lights and double glazed window.



Rear Garden Private from neighbouring properties, paved patio area, cold water tap, gravel area, flowers and flowering shrubs.

Garage 17' 3" x 8' 1" (5.25m x 2.46m) Having 'Up & Over' door, light and power points. Wall mounted combination boiler and plumbing for washing machine.

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.

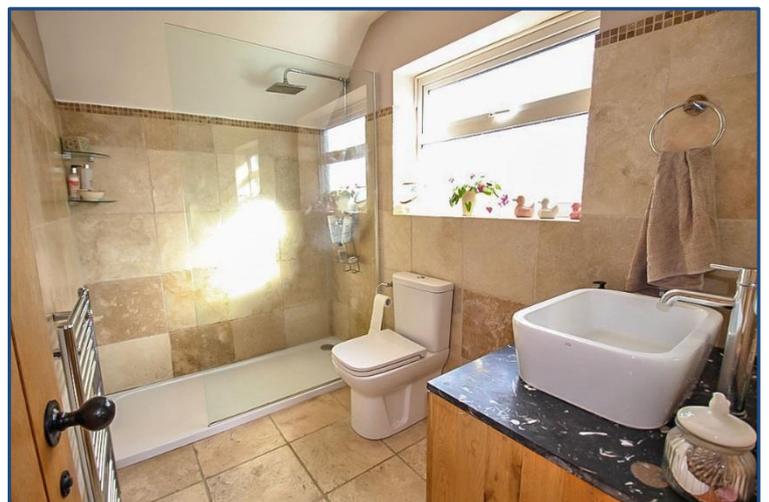
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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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.



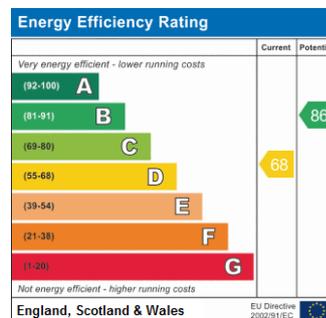


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas, heights and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. The property, fixtures and appliances shown have not been viewed and no guarantee is given for their operation or efficiency or use for green.



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