

SKITTS

ESTATE AGENTS



Cinder Road, Gornal Wood
Dudley, DY3 2RH

£240,000

01902 686868

We Value Your Home



An extended semi-detached property extremely well presented and tastefully decorated offering spacious family accommodation that must be seen to be appreciated. This impressive home is situated in a popular residential area local to a range of amenities including shops, schools and public transport services.

The property has been improved in recent years and provides a stunning open plan dining kitchen stylishly fitted with and with integrated appliances, breakfast bar, dining area and sitting area. There is a separate living room, three first floor bedrooms all with built-in wardrobes and a stunning bathroom.

There is a block paved driveway to the front providing off road parking and a garage to the rear. The rear garden provides patio areas, lawn area and a useful brick built out house with electric and water supply.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Reception Hall Having double glazed front door, double glazed window, under stairs storage and laminate flooring.

Living Room 13' 5" x 11' 7" (4.09m x 3.53m) Having wall mounted electric fire, central heating radiator and double glazed bow window.

Open Plan Dining Kitchen 18' 4" x 18' 1" (5.58m x 5.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, breakfast bar, built in oven with four ring induction hob and cooker hood. Integrated refrigerator, freezer, plumbing for washing machine, range of fitted wall cupboards and storage cupboard. Wall mounted electric fire, ceramic wall tiles, central heating radiator, three double glazed bow windows and door leading out.

Landing Having airing cupboard and double glazed window.

Bedroom One 11' 7" x 10' 3" (3.53m x 3.12m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 9' 6" x 8' 9" (2.89m x 2.66m) Having built in wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 8" x 8' 0" (2.64m x 2.44m) Having fitted wardrobe with Worcester combination boiler, loft hatch for access by way of retractable ladder, central heating radiator and double glazed window.

Bathroom 8' 1" x 5' 7" (2.46m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage Having 'Up & Over' door.



Rear Garden Enclosed and private from neighbouring properties, paved patio areas, cold water tap, neat lawn area, garden shed, brick built outhouse with electric and water supply, gated side and rear 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: C
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.

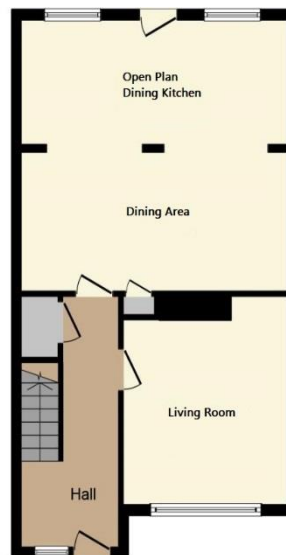
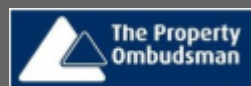




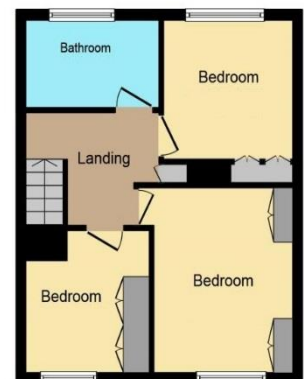
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Ground Floor



First Floor

Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

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: