



Goodrich Mews, Upper Gornal
Dudley, DY3 2FB

£220,000



An impressive modern style town-house property occupying a delightful and quiet position in a popular residential area local to a range of amenities. This well maintained family home arranged over three floors benefits from central heating, double glazing, off road parking plus garage and a private garden to the rear.

This spacious property is presented throughout to a high standard and is tastefully decorated ready for new buyers. Further noteworthy features include: a spacious living room with door out, a fitted kitchen, useful downstairs WC, two good size bedrooms on the first floor and a family bathroom, and a main bedroom to the second floor with a stylish ensuite shower room off.

To the side is a garage with off road parking. Interior viewing is **HIGHLY** recommended.

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

Approach By way of pathway and small fore garden.

Reception Hall Having double glazed front door and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin, extractor fan, ceramic wall tiling and central heating radiator.

Living Room 15' 8" x 13' 5" (4.77m x 4.09m) Having storage cupboard, two central heating radiators and double glazed doors leading out to the rear garden.

Kitchen 10' 8" x 6' 4" (3.25m x 1.93m) 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. Plumbing for dishwasher, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles, flush ceiling spot lights and double glazed window.

First Floor Landing Having central heating radiator and stairs to the second floor.

Bedroom (First Floor) 13' 6" x 10' 8" (4.11m x 3.25m) Having central heating radiator and two double glazed windows.

'L' Shaped Bedroom/Study (First Floor) 13' 6" x 9' 4" (4.11m x 2.84m) Having built in study cabinet, central heating radiator and two double glazed windows.

Bathroom (First Floor) 6' 5" x 6' 3" (1.95m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan and central heating radiator.





Second Floor Landing Having Velux window, airing cupboard and eaves storage.

Bedroom (Second Floor) 14' 8" x 10' 3" (4.47m x 3.12m) Having storage cupboard, central heating radiator and double glazed window.

En-suite 7' 9" x 6' 2" (2.36m x 1.88m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, shaver point, extractor fan, heated towel rail and Velux type window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area and gated rear access.

Garage 18' 3" x 8' 6" (5.56m x 2.59m) Having 'Up & Over' door.

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: C

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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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.





Total floor area approximately 95 square metres.
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