

SKITTS

ESTATE AGENTS



Botany Drive, Upper Gornal
Dudley, DY3 3XT

£318,500

01902 686868

We Value Your Home



An immaculate detached family home situated in a particularly delightful and quiet location close to a range of amenities including shops, schools and public transport services.

This extremely well maintained property offers spacious accommodation and benefits from central heating (combination boiler), double glazing, off road parking, garage and a private rear garden.

Further noteworthy features include: three bedrooms, two reception rooms, fitted kitchen plus utility area, a useful downstairs cloaks, family bathroom plus ensuite shower room and far reaching views to the front.

Interior viewing is HIGHLY recommended to appreciate this outstanding family residence.

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

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

Reception Hall Having composite front door and central heating radiator.

Cloakroom Having low flush WC, wash hand basin, chrome heated towel rail, double glazed window, ceramic wall and floor tiling.

Living Room 17' 6" x 14' 7" (5.33m x 4.44m) (Max) Having pebble effect electric fire with briquette surround, marble hearth and fireplace, four wall light points, two central heating radiators and double glazed window.

Dining Area 10' 3" x 8' 7" (3.12m x 2.61m) Having central heating radiator and double door to rear garden.

Kitchen 9' 5" x 9' 0" (2.87m x 2.74m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, wine rack, pantry, double glazed window, ceramic wall and floor tiling.

Utility 8' 4" x 8' 2" (2.54m x 2.49m) Having inset stainless steel sink top with fitted base unit, plumbing for washing machine and dishwasher, wall cupboards, wall mounted Worcester combination boiler, ceramic wall and floor tiling. Central heating radiator, double glazed window, door to rear garden and access in to garage.

Landing Having airing cupboard with central heating radiator, loft hatch for access by way of retractable ladder and double glazed window.

Bedroom One 12' 8" x 11' 7" (3.86m x 3.53m) (Max) Having central heating radiator and double glazed window.

En-suite 7' 7" x 5' 1" (2.31m x 1.55m) Having shower cubicle with shower fitting, low flush WC, wash hand basin built into vanity unit, shaver point, chrome heated towel rail and double glazed window.



Bedroom Two 11' 4" x 11' 0" (3.45m x 3.35m) (Max) Having central heating and double glazed window.

Bedroom Three 7' 6" x 7' 4" (2.28m x 2.23m) Having central heating radiator and double glazed window.

Bathroom 7' 8" x 6' 3" (2.34m x 1.90m) Having grey 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.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap. outside power points, gated side access, numerous flowers and flowering shrubs.

Garage 16' 8" x 8' 6" (5.08m x 2.59m) Having electric roller shutter door, light and power points.

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: D
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.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, window, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans in an attached prospectus only should be used as a guide for any prospective purchaser. The floorplans, photos and descriptions should not be taken as an offer or guarantee, and do not constitute an offer to sell.

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net

