

SKITTS

ESTATE AGENTS



Nethergate, Upper Gornal
Dudley, DY3 1XN

£210,000

01902 686868

We Value Your Home



A unique family home with three/four bedrooms occupying a corner position in a popular residential area, presented throughout to a particularly high standard. This delightful semi-detached property has been improved and well maintained with interior viewing highly recommended.

This impressive home benefits from central heating, double glazing, living room, kitchen with breakfast bar, downstairs wc, stylish bathroom, three first floor bedrooms plus a delightful loft room fitted with a range of built-in wardrobes and there is a pleasant rear garden with additional side patio area.

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

Approach By way of pathway past slate areas.

Entrance Porch Having double glazed windows and door.

Reception Hall Having ceramic floor tiling.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, central heating radiator, double glazed window, ceramic wall and floor tiling.

Living Room 17' 2" x 12' 5" (5.23m x 3.78m) Having pebble effect gas fire with marble type surround, hearth and fireplace, two central heating radiators, laminate flooring, double glazed window and double glazed french doors leading out.

Kitchen 13' 2" x 7' 9" (4.01m x 2.36m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, Rangemaster oven with five ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, pantry and fitted breakfast bar. Cupboard housing combination boiler, ceramic wall and floor tiles. Central heating radiator, double glazed window and door leading out.

Landing Having double glazed window and stairs to loft room.

Bedroom One / Loft Room 14' 5" x 11' 6" (4.39m x 3.50m) Having range of fitted wardrobes, storage cupboard, flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window.

Bedroom Two 12' 11" x 8' 0" (3.93m x 2.44m) (Max) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 11' 3" x 8' 1" (3.43m x 2.46m) Having central heating radiator and double glazed window.

Bedroom Four 9' 5" x 8' 1" (2.87m x 2.46m) Having central heating radiator and double glazed window.

Bathroom 11' 6" x 4' 9" (3.50m x 1.45m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.



Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, further side patio area, numerous flowers and flowering shrubs. Garden shed, gated side access and tarmac area to the rear.



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: 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.

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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as well as any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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