

SKITTS

ESTATE AGENTS

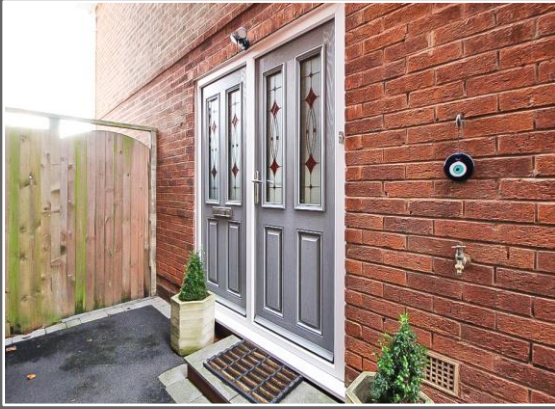


Summer Lane, Lower Gornal
Dudley, DY3 2EX

£250,000

01902 686868

We Value Your Home



A particularly impressive, recently improved detached family home offering stylish and stunning accommodation that simply must be seen to be appreciated.

This outstanding three bedroom, two shower room property is situated in an extremely popular residential area local to a range of amenities and a short distance from the delightful Gornal Village.

The property is presented throughout to a high standard and benefits from central heating, double glazing, off road parking and a low maintenance and neat rear garden.

A further highlight to this stunning home is the impressive breakfast kitchen offering solid oak work tops, built-in oven plus combi oven, a range of units, useful pantry and underfloor heating.

INTERIOR VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS STYLISH FAMILY HOME. NO UPWARD CHAIN.

Approach By way of tarmac driveway providing off road parking for two or three vehicles.

Reception Hall Having composite front door and double glazed window, ceramic floor tiling and under floor heating.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, flush ceiling spot lights, wall mounted combination boiler, extractor fan, under floor heating and ceramic floor tiling.

Living Room 15' 3" x 13' 2" (4.64m x 4.01m) Having pebble effect electric fire with hearth, central heating radiator, double glazed windows and patio doors to the rear garden.

Breakfast Kitchen 16' 8" x 15' 0" (5.08m x 4.57m) Having inset ceramic type sink top with fitted base units and solid oak work tops, built in oven and combination oven, 4 ring electric hob and cooker hood. Plumbing for washing machine and dishwasher, range of fitted wall cupboards, pantry and ceramic floor tiles. Flush ceiling spot lights, feature central heating radiator, under floor heating and two double glazed windows.

Landing Having airing cupboard and central heating radiator.

Bedroom One 12' 6" x 11' 1" (3.81m x 3.38m) Having central heating radiator and double glazed window.

Shower Room off Having shower cubicle with shower fitting, low flush WC and wall mounted wash hand basin, flush ceiling spot lights, ceramic wall tiling, extractor fan and shaver point.

Bedroom Two 13' 4" x 8' 2" (4.06m x 2.49m) Having loft hatch for access, central heating radiator and double glazed window.

Bedroom Three 10' 3" x 6' 9" (3.12m x 2.06m) Having central heating radiator and double glazed window.



Shower Room 7' 9" x 5' 5" (2.36m x 1.65m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, heated and illuminated wall mirror. Chrome heated towel rail, shaver point and double glazed window.

Rear Garden Having paved patio area, artificial lawn area, gated side access and garden shed with circuit board, 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: 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.

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.

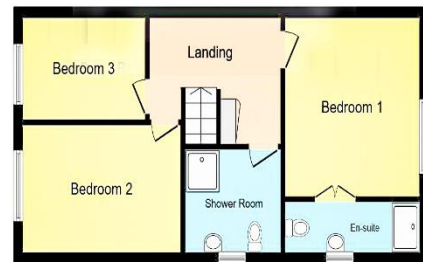
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors.

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