

SKITTS

ESTATE AGENTS



Grosvenor Road, Lower Gornal
Dudley, DY3 2PS

£250,000

01902 686868

We Value Your Home



A spacious semi-detached property maintained throughout to a particularly high standard offering excellent family accommodation that must be seen to be appreciated. The property is offered for sale with NO UPWARD CHAIN.

This impressive home with three good size bedrooms has been extended and is situated in a popular residential area local to a range of amenities.

Noteworthy features to this delightful home briefly include: a 21ft lounge/dining room with sliding patio doors out, a fitted kitchen with breakfast area, downstairs WC, three first floor bedrooms, a modern shower room, off road parking and a garage. There is an enclosed garden to the rear and the property is centrally heated and double glazed. Mining report available upon request.

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

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

Side Entrance Porch Having double glazed doors to front and rear and having access into garage.

Reception Hall Having double glazed front door, under stairs cupboard, two wall light points, laminate flooring and central heating radiator.

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

Lounge/Dining Room 21' 4" x 17' 2" (6.50m x 5.23m) Having coal effect gas fire with briquette surround, hearth and fireplace, two central heating radiators, two double glazed windows and double glazed sliding patio door to the rear garden.

Breakfast Kitchen 17' 1" x 9' 0" (5.20m x 2.74m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall and floor tiles. Flush ceiling spot lights, central heating radiator and double glazed window.

Landing Having airing cupboard, two wall light points and loft hatch for access.

Bedroom One 14' 3" x 12' 0" (4.34m x 3.65m) Having built in wardrobes with sliding doors, dressing unit and drawers, central heating radiator and double glazed window.

Bedroom Two 12' 3" x 8' 9" (3.73m x 2.66m) Having fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 12' 3" x 7' 9" (3.73m x 2.36m) Having central heating radiator and double glazed window.



Shower Room 6' 9" x 5' 4" (2.06m x 1.62m) Having 'White' suite comprising: Walk in shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Garage 17' 4" x 8' 0" (5.28m x 2.44m) (Max) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and secluded garden area to the rear with gravel area.

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.





TOTAL FLOOR AREA: 1248 sq ft (114.8 sq m) approx.
 All measurements are taken from the face of the walls and are for guidance only. They do not include the area of the walls, floor, ceiling, or any other fixtures or fittings. The actual area may vary slightly from the above. The measurements are taken from the face of the walls and are for guidance only. They do not include the area of the walls, floor, ceiling, or any other fixtures or fittings. The actual area may vary slightly from the above.

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