

SKITTS

ESTATE AGENTS



South Oval, Upper Gornal
Dudley, DY3 1XL

£177,450

01902 686868

We Value Your Home



A spacious semi-detached property with three bedrooms located in Upper Gornal offered with no upward chain. The delightful home is in need of some modernisation works but offers great potential and the opportunity to purchase a family home.

The property benefits from central heating, a good size rear garden, detached garage and gated off-road parking. Call now to secure your early viewing.

The property briefly comprises: entrance hall, lounge, kitchen, downstairs shower room and WC, three bedrooms, large rear garden, gated off-road parking and detached garage.

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

Entrance Hall Single glazed door to front elevation, ceiling light point and radiator.

Lounge 16' 4" x 12' 5" (4.97m x 3.78m) Wooden glazed windows, ceiling light point, radiator and gas fireplace with surround.

Kitchen 8' 2" x 7' 10" (2.49m x 2.39m) Wooden glazed window, ceiling light point and a selection of wall and floor mounted kitchen cabinets.

Downstairs Shower Room 4' 5" x 7' 11" (1.35m x 2.41m) Wooden glazed window, ceiling light point, radiator, wash hand basin and shower cubicle.

Downstairs WC 3' 0" x 4' 8" (0.91m x 1.42m) Wooden glazed window, ceiling light point and high level flush w.c.

Bedroom One 16' 1" x 10' 8" (4.90m x 3.25m) Wooden glazed windows, ceiling light point and radiator.

Bedroom Two 8' 3" x 10' 10" (2.51m x 3.30m) Wooden glazed window, ceiling light point, radiator and built-in wardrobe.

Bedroom Three 8' 0" x 9' 4" (2.44m x 2.84m) Wooden glazed window, ceiling light point and radiator.

WC 5' 2" x 2' 10" (1.57m x 0.86m) Wooden glazed window, wash hand basin, low level flush w.c and ceiling light point.

Garage 17' 3" x 9' 4" (5.25m x 2.84m) Up and over garage door, wooden glazed window and light point.





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: E

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.

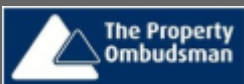




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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