

SKITTS

ESTATE AGENTS



Shearing Close, Upper Gornal
Dudley, DY1 3RQ

£275,000

01902 686868

We Value Your Home



An immaculate semi-detached presented throughout to a particularly high standard offering deceptively spacious accommodation that must be seen to be appreciated.

This stylish and tastefully decorated family home is situated towards the head of a pleasant and quiet cul-de-sac in a popular residential area local to a range of amenities. This stunning property benefits from a range of noteworthy features including: living room with Karndean flooring, spacious dining kitchen fitted with numerous integrated appliances, downstairs cloaks, three good size bedrooms, stylish family bathroom and ensuite shower room.

There is off road parking to the side, central heating, double glazing and a private and enclosed rear garden with low maintenance artificial lawn area and patio area.

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

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

Reception Hall Having composite front door, Karndean flooring, flush ceiling spot lights and central heating radiator.

Living Room 13' 8" x 12' 2" (4.16m x 3.71m) Having ceiling light/fan, flush ceiling spot lights, Karndean flooring, central heating radiator and double glazed window.

Kitchen 15' 6" x 14' 6" (4.72m x 4.42m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer and dishwasher, plumbing for washing machine and range of fitted wall cupboards. Cupboard housing combination boiler, ceramic wall and floor tiles, flush ceiling spot lights and central heating radiator. Double glazed window and door leading out, storage cupboard and WC off.

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

Landing Having loft hatch for access to part boarded loft and central heating radiator.

Bedroom One 16' 3" x 8' 5" (4.95m x 2.56m) Having ceiling light/fan, central heating radiator and double glazed window.

En-suite 6' 5" x 5' 4" (1.95m x 1.62m) Having shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, ceramic wall and floor tiling, flush ceiling spot lights, chrome heated towel rail and extractor fan.

Bedroom Two 12' 2" x 8' 4" (3.71m x 2.54m) Having ceiling light/fan, central heating radiator and double glazed window.



Bedroom Three 11' 4" x 7' 0" (3.45m x 2.13m) Having central heating radiator and double glazed window.

Bathroom 6' 7" x 6' 4" (2.01m x 1.93m) Having 'White' suite comprising: freestanding bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area, power point and gated side access.

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: B
EPC RATING: B

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.**

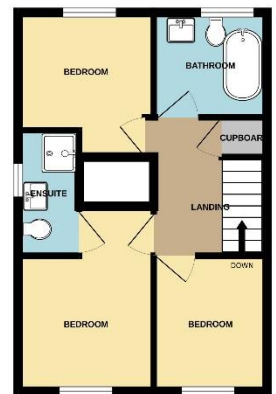
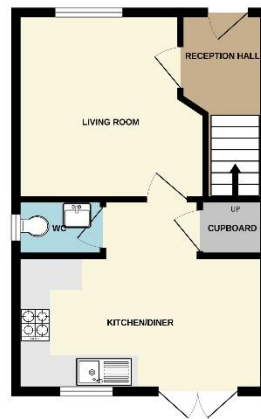
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR

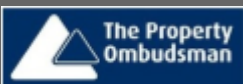


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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: