

SKITTS

ESTATE AGENTS



High Arcal Road, Lower Gornal
Dudley, DY3 3AP

£270,000

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We Value Your Home



An extremely well presented semi-detached property occupying a delightful position in a popular residential area local to a range of amenities and walking distance to Baggeridge Country Park. This impressive three bedroom family home has been extended and improved in recent years, and simply must be seen to be appreciated.

The property is tastefully decorated and benefits from numerous noteworthy features including: a spacious living room and dining room, stunning breakfast kitchen fitted with integrated appliances, a useful downstairs WC, first floor bathroom and a private garden to the rear. The property is centrally heated and double glazed.

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

Approach By way of pathway past lawn fore garden.

Reception Hall Having composite front door, laminate flooring and central heating radiator.

Downstairs WC Having low flush WC and double glazed window.

Living Room 18' 8" x 10' 5" (5.69m x 3.17m) Having coal effect electric fire with marble type surround, hearth and fireplace, laminate flooring, central heating radiator and two double glazed windows.

Dining Room 16' 8" x 8' 2" (5.08m x 2.49m) Having storage cupboard, central heating radiator and double glazed window.

Breakfast Kitchen 14' 6" x 10' 0" (4.42m x 3.05m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated refrigerator and freezer, plumbing for washing machine, breakfast bar and range of fitted wall cupboards. Cupboard housing boiler, ceramic wall tiles, double glazed window and door leading out.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 10' 9" x 10' 8" (3.27m x 3.25m) Having built in cupboard, central heating radiator and double glazed window.

Bedroom Two 10' 9" x 10' 5" (3.27m x 3.17m) Having built in cupboard, laminate flooring, central heating radiator and two double glazed windows.

Bedroom Three 8' 7" x 7' 5" (2.61m x 2.26m) Having central heating radiator and double glazed window.

Bathroom 8' 3" x 7' 5" (2.51m x 2.26m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, patio area, neat lawn area, timber decking area 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: 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.



