

SKITTS

ESTATE AGENTS



The Straits, Lower Gornal
Dudley, DY3 3BH

£259,950

01902 686868

We Value Your Home



A delightful semi-detached property occupying a prominent corner position in an extremely popular residential area. This stylish presented three bedroom home has been well maintained throughout and benefits from off road parking and a garage to the rear.

This centrally heated and double glazed family residence is tastefully decorated and has been improved with a stylish fitted kitchen with a range of integrated appliances with dining area off and double doors leading into the homely living room both with exposed brick feature walls. There are neat lawn gardens to the front and to the rear. **INTERIOR VIEWING IS HIGHLY RECOMMENDED!**

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

Approach By way of pathway past lawn fore garden.

Reception Hall Having double glazed front door, timber flooring and central heating radiator.

Living Room 13' 5" x 11' 8" (4.09m x 3.55m) Having exposed feature brick chimney breast, timber flooring, central heating radiator, double glazed window and double doors to the kitchen.

Dining Kitchen 18' 9" x 10' 3" (5.71m x 3.12m) Having inset stainless steel sink top with fitted base units and Quartz work tops, built in oven with five ring gas hob and cooker hood. Integrated refrigerator, freezer and dishwasher, plumbing for washing machine and range of fitted wall cupboards. Wall mounted combination boiler, ceramic wall and floor tiles, central heating radiator, double glazed window and door leading out.

Landing Having loft hatch for access, airing cupboard and double glazed window.

Bedroom One 13' 8" x 12' 6" (4.16m x 3.81m) Having central heating radiator and double glazed window.

Bedroom Two 12' 4" x 10' 1" (3.76m x 3.07m) Having central heating radiator and double glazed window.

Bedroom Three 9' 0" x 7' 3" (2.74m x 2.21m) Having double glazed window.

Bathroom 7' 1" x 5' 7" (2.16m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, gated side access and access into garage.

Garage 19' 11" x 8' 11" (6.07m x 2.72m) Having 'Up & Over' door, light and power points.

Parking Having parking to the rear for one vehicle.





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.

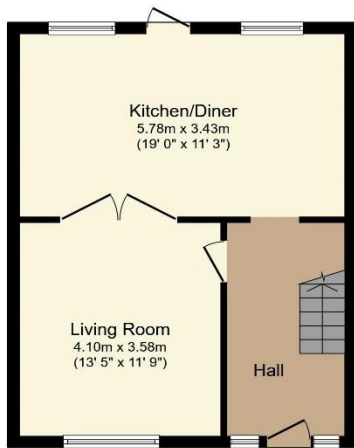


DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you 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.

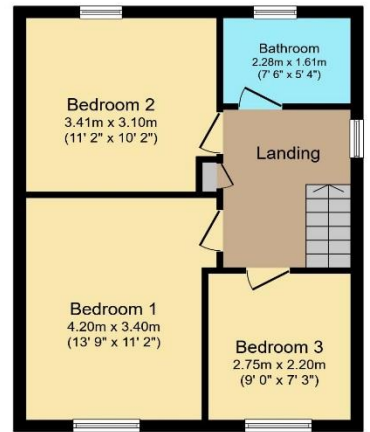
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor



First Floor

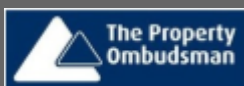
Total floor area 87.0 sq.m. (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: