

# SKITTS

ESTATE AGENTS



**Redhall Road, Lower Gornal**  
Dudley, DY3 2NN

**£220,000**

01902 686868

**We Value Your Home**



An extremely well maintained bungalow situated in a popular residential area local to a range of amenities and having Gornal Village a short distance away. This delightful detached home with two double bedrooms is offered for sale with no upward chain and must be seen to be appreciated.

The property offers spacious accommodation with high ceilings and benefits from central heating, double glazing, a fitted kitchen, modern bathroom, a private and low maintenance rear garden with patio areas and there is off road parking to the front with gated access. Mining Interpretive Report available upon request.

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

**Approach** By way of gravel driveway providing off road parking for numerous vehicles past small fore garden.

**Reception Hall** Having double glazed front door, laminate flooring, loft hatch and central heating radiator.

**Living Room** 16' 7" x 12' 0" (5.05m x 3.65m) Having pebble effect electric fire with surround, two wall light points, laminate flooring, two central heating radiators and double glazed bow window.

**Kitchen** 13' 4" x 9' 2" (4.06m x 2.79m) (Max) 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. Plumbing for washing machine, range of fitted wall cupboards, wall mounted combination boiler, ceramic wall tiles, central heating radiator and double glazed window.

**Bedroom One** 16' 7" x 9' 7" (5.05m x 2.92m) Having storage cupboard, laminate flooring, central heating radiator and double glazed window.

**Bedroom Two** 13' 4" x 9' 3" (4.06m x 2.82m) Having laminate flooring, central heating radiator and double glazed window.

**Bathroom** 7' 1" x 6' 10" (2.16m x 2.08m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, gated side access, gravel area and further patio area to the rear.





**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.**

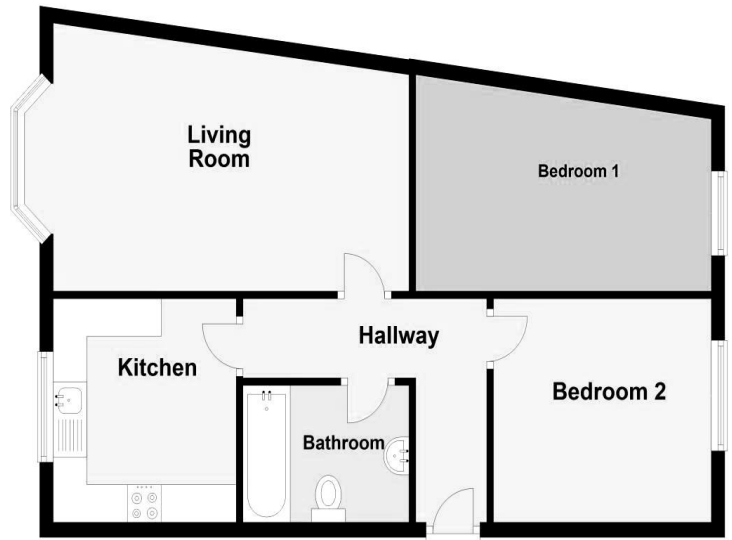
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





### Ground Floor

Approx. 58.9 sq. metres (633.6 sq. feet)

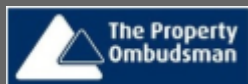


Total area: approx. 58.9 sq. metres (633.6 sq. feet)

15 Dudley Street  
Sedgley  
DY3 1SA

01902 686868

sedgley@skitts.net



**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: .....