



52 Kettlesbank Road,
Lower Gornal, Dudley, DY3 2TH

Taylors

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Offers in the region of £

An outstanding, extended, gas centrally heated and UPVC double glazed 3/4 bedroom, traditional semi-detached that has been absolutely “transformed” by the present vendors in recent years to an exemplary standard providing remarkably flexible room arrangements.

Enviably situated in a favoured “backwater” within reasonable walking distance of the many village amenities. Features include a disabled suite with shower room, transverse front living room, stunning reappointed, family kitchen with an extensive range of integrated appliances, re-appointed bathroom, replastering, replacement internal joinery, etc.

Externally, there is gravelled parking to front and a large level rear garden together with superb distant views.

Multipoint locking front door to:

ENTRANCE VESTIBULE 5' 3" x 3' 7"

Opening through to:

TRANSVERSE ENLARGED LIVING ROOM (front) 17' 3" x 11' 5"

“Portuguese limestone” feature, overmantle and hearth with an electric fire, UPVC double glazed bow window, staircase (with original handrail/supports) up to the first floor and an opening to:

“L” SHAPE RE-FITTED FAMILY KITCHEN (rear) 17' 4" x 11' 7" max

An extensive range of “Howdens, matt slate grey” finish wall and base units with solid oak block work surfaces, upstands and projecting breakfast bar (with three stools). Single drainer bowl and a half sink top with mixer tap.

Split level five ring gas hob with acrylic splashback, an extractor over and double gas oven below; additional electric integrated single oven and warming drawer with cupboards above and below; integrated fridge/freezer, washing machine and dish-washer, display shelf.

UPVC double glazed double French doors to outside and UPVC double glazed window. Door to:

INNER VESTIBULE

Understair off and door through to:

LARGE REAR GARDEN (owner advises approximately 22m depth and 11m max width)

A timber frame pergola (with perspex roof panels) set over decking with external lighting and socket.

Panel fencing on concrete posts and gravel boards to two boundaries within the garden, garden laid principally to lawn.

Timber garden shed and a feature Gornal stone wall.

SPECIAL NOTE: The agents would emphasise the first quality specification with bamboo majority, ground floor finish together with laminate, tiling and “Kardean” finish throughout.

GENERAL INFORMATION

TENURE

The vendors advise the property is **Freehold**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

SERVICES

We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from

BEDROOM FOUR/DISABLED SUITE (side)

Comprising:

FAMILY ROOM/POTENTIAL FOURTH BEDROOM 16' 7" x 10' 6"

Access to insulated roof space, UPVC double glazed double doors out to the garden and a door to:

HALF TILED SHOWER ROOM ENSUITE (front) 10' 6" x 5' 9"

(Designed for wheelchair access)

UPVC double glazed window, extractor, white WC and basin, tiled shower cubicle.

Staircase with original supports/handrail from living room up to:

FIRST FLOOR

LANDING (side)

Access to insulated loft UPVC double glazed window. Panel doors off to:

BEDROOM ONE (rear) 11' 6" x 11' 0"

UPVC double glazed window.

BEDROOM TWO (front) 11' 6" x 10' 7"

UPVC double glazed window.

BEDROOM THREE (front) 7' 2" x 6' 6"

UPVC double glazed window.

REAPPOINTED BATHROOM (rear) 8' 0" x 6' 0"

Traditional style white suite with chrome taps/detail, having fitted WC and basin, bath with shower, figment of the screen, UPVC double glazed window.

OUTSIDE

Gravel foregarden with block paved path approach.

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Offices at: KINGSWINFORD HALESOWEN NETHERTON STOURBRIDGE BRIERLEY HILL SEDGLEY BEARWOOD BLACKHEATH

their solicitor or surveyor.

CENTRAL HEATING

The property is radiator centrally heated by a "Thorn" combi gas boiler located in a cupboard in the kitchen, which also provides hot water.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price, together with fitted blinds and light fittings, and possibly other items by separate negotiation. Other items may be available by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING: By arrangement through **SEDGLEY OFFICE 01902 880888**

CONSUMER PROTECTION REGULATION 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

PLANNING PERMISSION/BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in the nor employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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