

74 Ellowes Road,  
Lower Gornal  
West Midlands  
DY3 2LB

# Taylors



**A DECEPTIVELY SPACIOUS STARTER HOME** in hugely sought after Lower Gornal area, offering Gornal Village, popular local schools & other amenities, all within walking distance. Being UPVC double glazed & gas centrally heated, this impressive semi detached property also benefits; reception hallway, lounge, dining room, **STUNNING MODERN KITCHEN** with various integrated appliances, rear hallway with storage, guest W/C, utility room, first floor landing, **THREE BEDROOMS**, attractive shower room, good-sized enclosed rear garden with driveway and garden to fore. Available with **NO UPWARD CHAIN**.  
EPC - D. Council Tax - B. Tenure - Freehold.

**Viewing:** By appointment through Agents SEDGLEY OFFICE

**Asking Price £**

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)

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Reception hallway

Lounge 13'11 max x 12'11 max

Stunning modern kitchen 12'3 max x 9'10 max with various integrated appliances

Dining room 9'7 x 9'5

Rear hallway with large store cupboard & doors to

Guest WC 5'4 x 3'0

Utility room 8'6 x 5'7

**FIRST FLOOR**

First floor landing with airing cupboard and doors to

Bedroom 13'6 max x 11'3 max with built in storage

Bedroom 11'3 max x 10' with range of fitted wardrobes

Bedroom 10'0 max x 8'7 max

Shower room 8'6 x 6'0

**OUTSIDE**

Enclosed rear garden

Driveway with garden to fore

**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.

**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 their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

**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 their solicitor or surveyor.

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. Vendors are prepared to negotiate separately for majority of furniture. 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 REGULATIONS 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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**||Taylors||**

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