

**6b Prospect Road  
Gornal Wood  
West Midlands  
DY3 2TJ**

**Taylors**



**A delightful DETACHED SPLIT LEVEL & UNIQUE family home, nestled within desirable 'backwater' of Gornal Wood, offering easy access to Gornal Village & amenities.**  
**This deceptively spacious FIVE BEDROOM property is gas centrally heated & double glazed boasting a wealth of accommodation over two storeys as follows; entrance porch, hallway, good-sized lounge with balcony, fitted breakfast kitchen, shower room, separate W/C, living room/ bedroom, lower ground hallway, four double bedrooms (one bedroom currently used as dining/ sitting room), landscaped private rear garden with side access leading to front and garden with driveway to fore. Offered with NO UPWARD CHAIN.**

**EPC - D**

**Council Tax - D**

**Tenure - Freehold**

**SEDGLEY.**

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

**Asking Price £**

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

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Entrance porch  
Hallway  
Bedroom/ living room 15'10" by 8'3"  
Lounge 15'1" by 13'1" with French doors onto balcony  
Kitchen 11'5" by 6'5"  
Shower room 7'9" max by 5'8"  
Separate WC 5'1" by 2'9" max

**GROUND FLOOR**

Bedroom 10'2" by 10'0" with built in wardrobes  
Bedroom 12'0" to built in wardrobes by 10'5" max  
Bedroom 10'5" by 9'4" max  
Bedroom/Dining room 12'5" by 7'11"

**OUTSIDE**

Landscaped rear garden  
Driveway and garden to fore  
Central heating  
Double glazing

**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 their solicitor or surveyor.

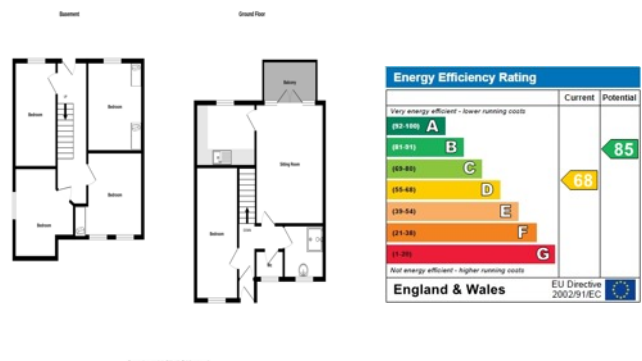
**FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sales particulars are included in the sale price, together with remaining carpets, curtains, blinds and light fittings. Other items are available at a nominal OR NO cost 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 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.



**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.

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