



53 Robert Street  
Lower Gornal, DY3 2AZ

**Taylors**

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Lower Gornal

Offers in the region of £

A truly OUTSTANDING traditional terraced property ideally positioned in the heart of Gornal and within walking distance of popular local schools, Gornal Village as well as other amenities. Built in the late 1800s, this wonderful family home has been much improved and enlarged in recent years to an impeccable standard and yet still retains many period features. Having fantastic living space of THREE STOREYS, 4/5 BEDROOMS, gas central heating and UPVC double glazing, this deceptively spacious family home also boasts; entrance porch, attractive 23 ft though lounge dining room with multi-fuel burner, imposing hallway, STUNNING hub of the home 21ft BREAKFAST KITCHEN with integrated appliances (including Neff double oven, fridge freezer, dishwasher & wine cooler) cloaks cupboard & bi-fold doors to rear, utility room, AMAZING FAMILY BATHROOM, Snug/ Study (currently used as bedroom 5). To the first floor landing there is access to three bedrooms and impressive shower room and to the second floor there is a landing that has spacious in eaves storage & allows access to Primary Bedroom (with built in wardrobes) and dressing room (with built in storage). Outside there is 150ft+ secluded garden to rear with mature shrubs, lawns, rose & flower beds, decked patio area with pergola, gravel patio and seating areas with 14' x 10' Shed/ Gym to rear of garden. There is also a driveway to fore and side access bin store.

## ENTRANCE PORCH

### OPEN PLAN LOUNGE DINER 23'5" max by 12'5" max

With built in tv shelf and storage, log burning stove stairs to first floor landing and doors leading to:

## HALLWAY

With roof light, door to side and doors leading to:

### STUNNING BREAKFAST KITCHEN 21'1" max by 13'1"

Clear storey roof light, range of base and full height units, quartz works top with inset Belfast sink and mix taps, integrated Neff double oven, Neff induction hob, extractor, fridge freezer, wine cooler, and dishwasher, built in cloaks cupboard bifold doors to rear and door to:

### UTILITY ROOM 8'5" BY 4'0"

With wall mounted gas combination central heating boiler, plumbing for washing machine, heated towel radiator.

### STUNNING FAMILY BATHROOM 9'4" BY 8'4"

Comprising of roll top bath with mixer taps and shower attachment, walk-in double width shower, wall mounted WC, wall mounted vanity unit with bowl and mix taps, heated towel rad, Velux roof light.

### SNUG / STUDY 8'5" BY 7'9"

(currently used as bedroom 5) with Velux roof light.

## FIRST FLOOR LANDING WITH STAIRS TO SECOND FLOOR AND DOORS TO:

## CENTRAL HEATING

The property is radiator centrally heated by a combination gas boiler in the utility, which also provides hot water.

## FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price. 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.

### BEDROOM 2 12'5" BY 8'8"

With a range of fitted wardrobes.

### BEDROOM 3 11'4" max BY 9'0" max

### BEDROOM 4 11'0" max BY 9'1" max not square

With built in storage.

### SHOWER ROOM 5'4" by 5'2"

With shower cubicle, low level WC, vanity unit with bowl and mix taps, heated towel radiator, wall mounted storage and back lit "steam proof" mirror.

### SECOND FLOOR LANDING WITH DOORS TO GENEROUS IN EAVES STORAGE AND

### PRIMARY BEDROOM 10'7" max by 10'2" min to built in wardrobes

### DRESSING ROOM 6'7" by 5'4" max

With built in storage.

### OUTSIDE

Driveway to fore.

Side access used as useful bin store with access to front.

### SUBSTANTIAL MATURE REAR GARDEN

Comprising of gravelled patios, decked patio with rose covered pergola and water feature, lawned areas, raised flower beds, flower beds, log store and shed, secluded seating area to rear.

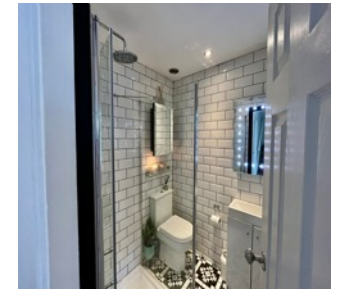
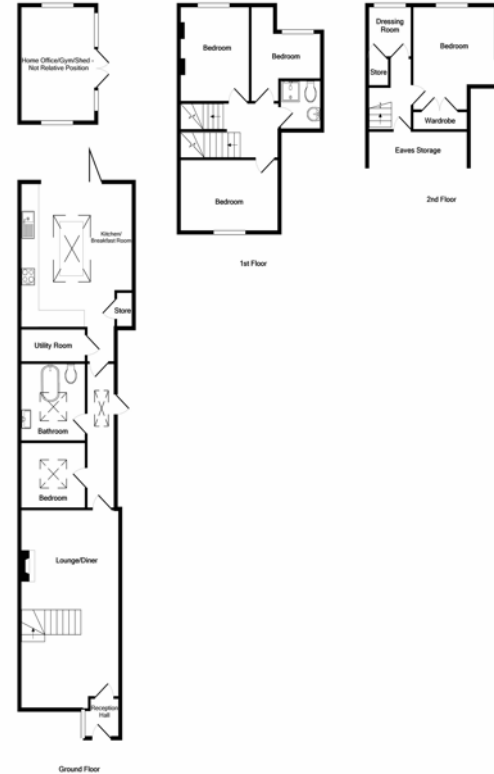
### GENERAL INFORMATION

### TENURE

The vendors advise the property will be **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.



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		70	83

EU Directive 2002/91/EC

# www.taylors-estateagents.co.uk

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MISREPRESENTATION ACT 1967

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**Taylor's**

