

Rees Page



49 Keats Close, Lower Gornal, Dudley, DY3 3EA

Situated within an established and popular residential area, this three-bedroom family home commands viewing for full appreciation and future potential.

Well presented throughout, the property benefits from radiator central heating and double-glazing (both where specified) and has a driveway with detached garage, well-kept gardens and boarded attic.

Offered with no upwards chain.

Offers Around

£260,000



Entrance

Is made via a double-glazed door into a Storm Porch, with a wall light, and further glazed door into

Reception Hall

With a ceiling light, double-glazed side window, radiator and doors into

Living Room - comprising of:

Lounge Area

13' 3" x 12' 0" max (4.04m x 3.66m)

With a double-glazed front window, TV/cable/telephone points, feature fireplace with gas fire, coving and archway into



Dining Area

10' 8" x 9' 0" (3.25m x 2.74m)

With a ceiling light, coving, radiator, and double-glazed patio doors to rear garden.

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m)

Having a range of fitted wall and base units with roll edge work surfaces, inset sink and drainer, tiled splashbacks, extractor hood, Hotpoint electric cooker, plumbing for a washing machine, freestanding fridge/freezer, ceiling light, tiled floor, radiator, plus double-glazed window and door to rear garden.



Stairs rise from the hallway to a first floor

Landing

With a double-glazed side window, loft access hatch, airing cupboard, ceiling light and doors into

Bedroom One

11' 5" max x 11' 2" (3.48m x 3.40m)

With a double-glazed front window, coving, fitted wardrobes with mirrored doors, radiator, cable and TV points.



Bedroom Two

11' 4" x 10' 4" min (3.45m x 3.15m)

With a double-glazed rear window, ceiling light, coving and a radiator.

Bedroom Three

7' 0" max x 6' 10" max (2.13m x 2.08m) inc stairs bulkhead

With a double-glazed front window, ceiling light, coving, radiator, and stairs bulkhead with fitted storage.

Shower Room

7' 7" x 5' 6" (2.31m x 1.68m)

Fully fitted with vanity unit, storage, WC and washbasin. Corner shower cubicle, tiled walls, ceiling light, laminate flooring, radiator, and a double-glazed rear window.

Boarded Attic Space

Accessed from the landing via a pull down ladder, the useful boarded loft has two ceiling lights, boarded floor, insulation, electric power points, shelving and an Intergas combi boiler.

OUTSIDE

To the fore is a neat lawned garden, with front aspect over communal 'parkland'. There is a front driveway with iron gates opening onto the side driveway which leads to the rear garden and detached garage.

The rear is mostly landscaped for low maintenance with patio areas, flower beds, cold water tap, light plus access to a garage and shed.

Garage

15' 10" x 8' 5" (4.83m x 2.57m)

Of brick construction, having an up and over front door, strip lights, shelving and power points.

Shed

9' 0" x 8' 2" (2.74m x 2.49m)

A useful well-constructed timber shed/workshop. With Strip lights, side door, rear window, power points and work bench.

Location

The property is situated within this established residential estate, with schools and amenities nearby. For SATNAV/Maps please use the postcode DY3 3EA.

NB

The property forms part of an estate and is offered with no upwards chain.

Curtains, carpets, light fittings and blinds are included and will remain in situ as seen.

Any remaining furniture/contents are potentially negotiable or will be removed prior to completion.

Viewing is strictly by prior appointment.

Offers are invited for consideration.

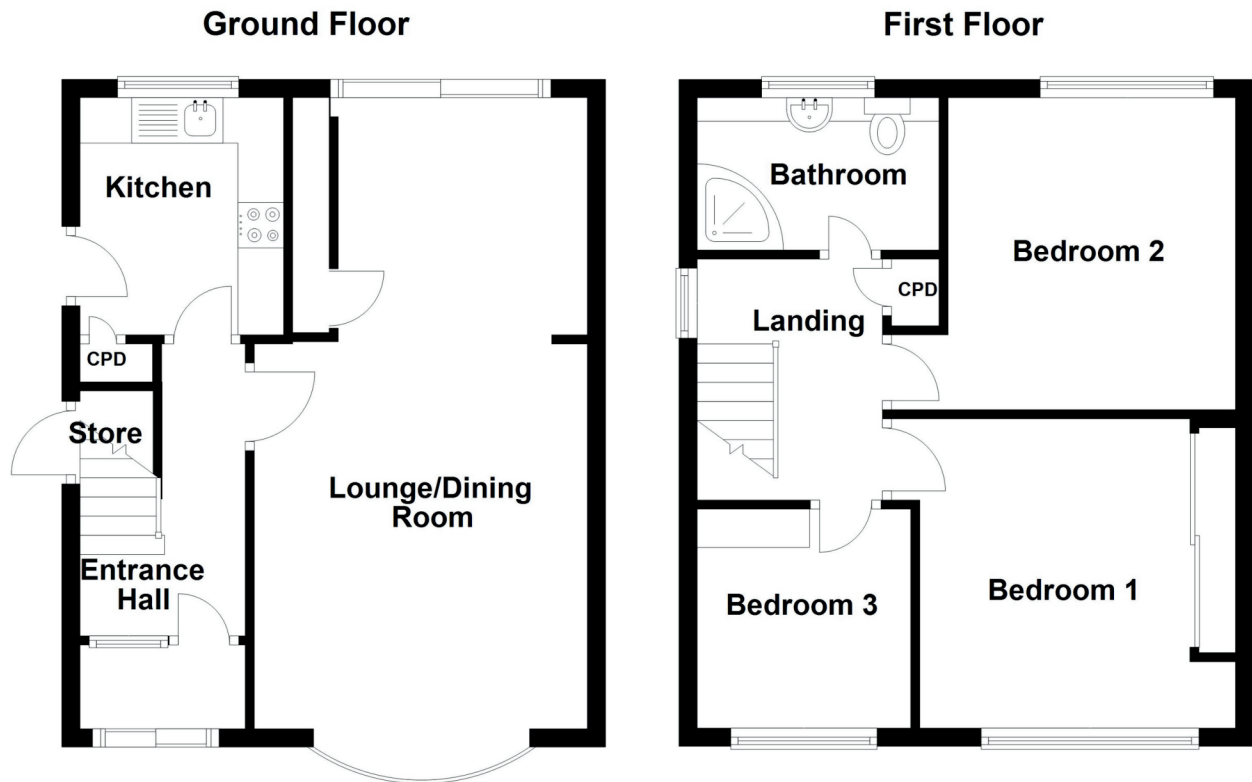
Council Tax: Dudley Council Band C

Tenure: Freehold

Energy Performance Rating: D



Total Floor Area = 76 square metres



49 Keats Close, Sedgley

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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