



# 56 New Street, Gornal Wood, Dudley, West Midlands. DY3 2UF

- ENCLOSED REAR GARDEN
- End of Terrace
- KITCHEN WITH BUILT IN OVEN & HOB
- GAS CENTRAL HEATING







### PROPERTY DESCRIPTION

SELECT are pleased to offer FOR SALE this sizeable End of of Terrace property, which is ideally located for Red Hall Primary and Milking Bank Primary Schools, which are both rated as good by Ofsted.

This property which has the benefit of gas central heating and partial double glazing, offers one reception room, breakfast kitchen, two bedrooms, one being a double room, and a bathroom. A slabbed rear garden for easy maintenance which is not overlooked. Viewing is highly recommended to appreciate the accommodation on offer.

EPC Grade D

Council Tax Band - B





## ROOM DESCRIPTIONS

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### LOUNGE

12' 6" x 12' 11" (3.81m x 3.94m) Entry via a front wooden door, directly into the lounge, with brick feature fireplace, with single radiator, bow bay window and doorway leading to:

### KITCHEN

12' 7" x 9' 11" (3.84m x 3.02m) Comprising of an assortment of fitted white wall and base units, integrated oven, hob and extractor fan, with central heating boiler to window wall, with single glazed internal window, with single radiator leading to:

### REAR HALL

9' 8" x 3' 11" (2.95m x 1.19m) Incorporating a separate low level W/C. with double glazed window, with rear entrance door leading to garden.

### LANDING

Staircase from the lounge, with hatch to loft space at top of landing area.

### BEDROOM ONE

12' 6" x 9' 12" (3.81m x 3.05m) Front double bedroom, with central heating single radiator, UPVC double glazed window to front and built in wardrobe

### BEDROOM TWO

10' 1" x 6' 9" (3.07m x 2.06m) Door leading from the landing to single bedroom two comprises of, built in wardrobe, single radiator to dividing wall, and UPVC double glazed window to rear.

### BATHROOM

6' 12" x 5' 6" (2.13m x 1.68m) Door from landing leading to the bathroom which comprises of low level W/C., wash hand basin, bath with shower over, UPVC double glazed window to rear of property

### GARDEN

Small front garden and fully paved back garden.

### GENERAL

#### MONEY LAUNDERING

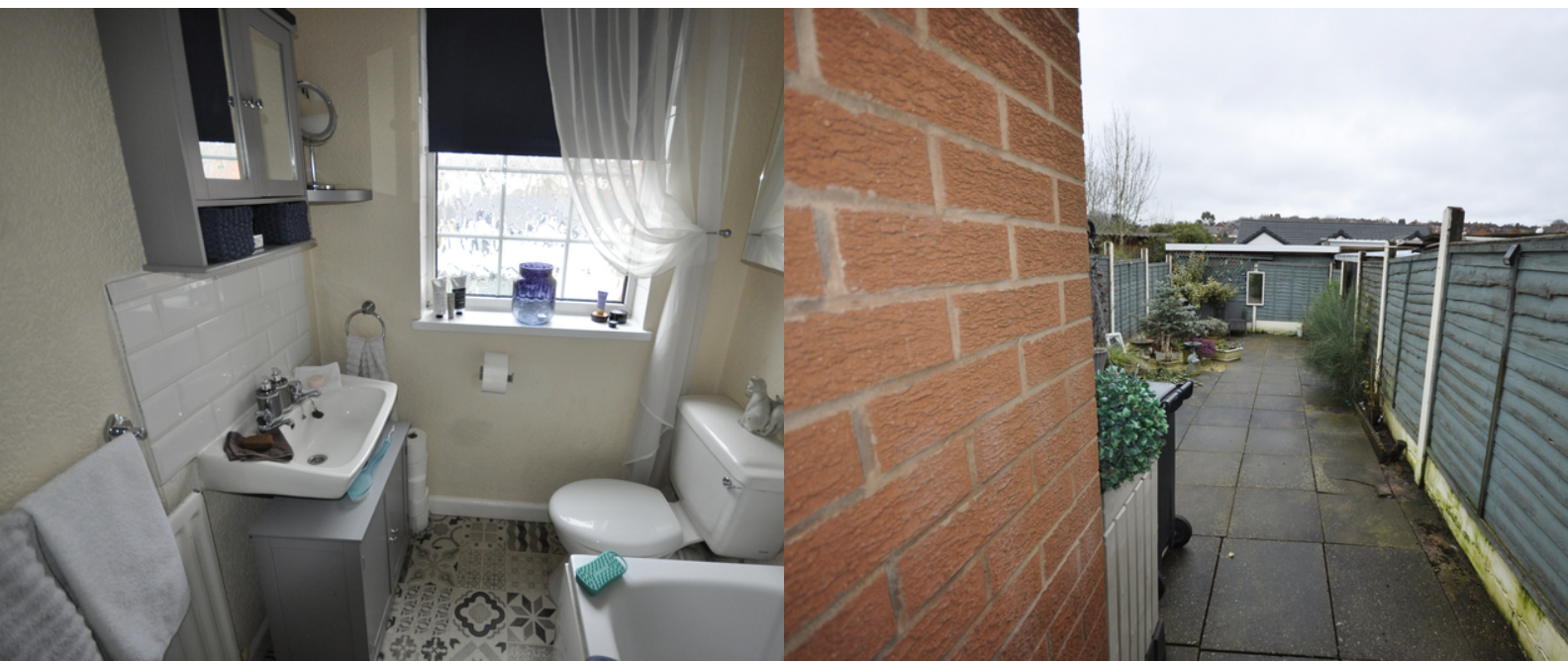
In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving License or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

### TENURE

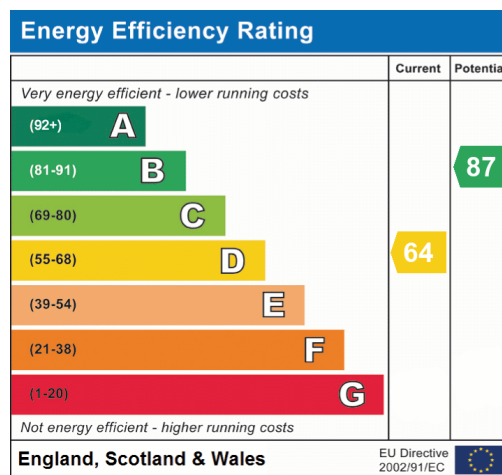
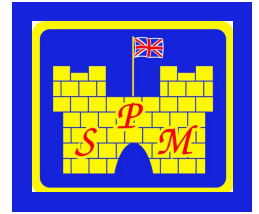
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

### SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



# EPC



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