



27 Eaton Crescent, Gornal Wood, West Midlands. DY3 2XH

- Front and Rear gardens
- Conservatory
- TWO BEDROOMS
- Driveway





PROPERTY DESCRIPTION

We are pleased to offer For Sale this two bedroomed semi detached bungalow, located just off Himley Road and close to the historical Himley Hall. Benefitting from having good sized rear garden and off road parking. The property comprises of entrance hall leading to all rooms. Firstly a good sized kitchen with a range of white base and wall units, integrated oven, hob, and extractor, window to end wall.

Lounge off the hall offering good sized room with marble style fire surround and patio sliding doors to a conservatory.

Bedroom one is good size double with window looking out to front garden. Bedroom two again a good size double with window looking out to front garden.

Bathroom is white with white matching tiles and shower over the bath.

Front garden is lawned and has a tarmac driveway. The rear garden is mainly lawned and has a gravel area to the front of the conservatory. Viewing is highly recommended and is strictly by appointment only. EPC - E Rating, Council Tax Band - C



ROOM DESCRIPTIONS

LOUNGE

4.191m x 3.066m (13' 9" x 10' 1")

CONSERVATORY

5.275m x 1.575m (17' 4" x 5' 2")

KITCHEN

2.820m x 2.809m (9' 3" x 9' 3")

BEDROOM ONE

3.614m x 3.077m (11' 10" x 10' 1")

BEDROOM TWO

3.512m x 2.762m (11' 6" x 9' 1")

BATHROOM

1.756m x 1.548m (5' 9" x 5' 1")

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 Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

TENURE

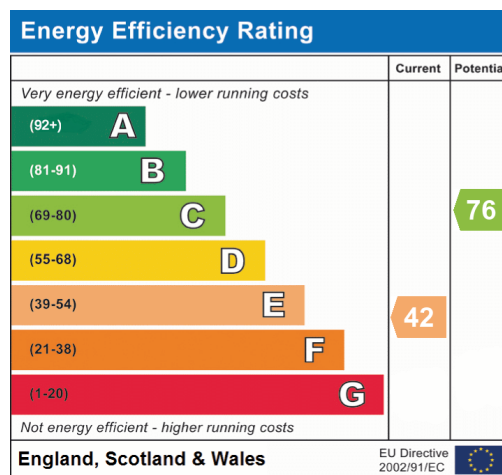
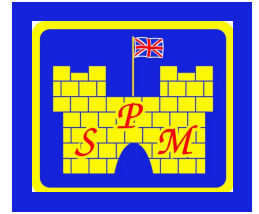
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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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