



68 Brookdale
Dudley,
West Midlands DY3 2HH
Guide Price £160,000

...doing things differently



“SUPER SEMI ON BROOKDALE ” Located at this well established residential address, this wonderful semi detached family home has been greatly improved in recent years, and now offers very well presented accommodation throughout. Set behind a generous block paved driveway, the property includes a welcoming reception hall leading to a generous lounge complete with French doors opening to the rear, attractive refitted breakfast kitchen and ground floor w.c, three first floor bedrooms and refitted house shower room. Add a generous lawned rear garden and this house really ticks all the boxes. Please call at the earliest opportunity to arrange your opportunity to view this fabulous “move-in” ready property. PS 30/10/19 V1 EPC=C



Lex Allan Grove loves...
the good sized garden







Location

Gornal is a suburban area of the Dudley Metropolitan Borough, in the West Midlands county in England. It encompasses three historic villages: Upper Gornal, Lower Gornal, and Gornal Wood. Gornal was formerly part of Staffordshire, prior to the creation of the West Midlands in 1974. Lower Gornal is located southwest of Upper Gornal, and includes the three schools in the local area – Roberts Primary, Red Hall Primary, and Ellowes Hall Sports College. First built in 1894, the original building of Roberts Primary School was demolished in 2000 following the completion of a new £6 million building. Red Hall was formed around 1900 as an infant, junior and secondary school; but the secondary school closed in 1964 when Ellowes Hall opened. Ellowes Hall itself was named after the Ellowes Hall House that previously stood on the site, prior to its demolition in 1964. Gornal is well placed for access to nearby Dudley and Wolverhampton and to the M5 motorway network in Oldbury.

Approach

Via block paved driveway with parking for two to three cars leading to wooden gates giving access to side, step up to canopy porch and main entrance door opening into reception hall.

Reception hall

Composite main entrance door to front, central heating radiator set behind timber radiator cabinet, stairs rising to first floor accommodation, timber effect flooring and doors off to ground floor w.c., kitchen and lounge.

Ground floor w.c.

Obscured double glazed window to front, central heating radiator, low level w.c., vanity wash hand basin with storage below and tiled splashback, wood effect laminate flooring.









Lounge 12'5" x 16'4" (3.8 x 5.0)

Double glazed windows to front, further double glazed French doors to rear giving access to garden, central heating radiator, feature decorative fire surround and hearth with inset living flame gas fire, hardwood flooring.

Kitchen 7'6" x 16'8" (2.3 x 5.1)

Double glazed windows to rear and side, central heating radiator, range of wall mounted and base units with work surface over incorporating a one and a half bowl sink and drainer with mixer tap over, integral Bosch electric oven and four burner electric hob with tiled splashback and extractor hood over, space and plumbing for washing machine and dishwasher, space for under counter fridge, built in under stairs cupboard/pantry, additional tiling to splashback areas and tiled flooring, composite door to side giving access to garden.

First floor landing

Double glazed window to rear, access to loft space via hatch with pull down ladder, built in airing cupboard housing wall mounted combination boiler doors leading off to bedrooms and bathroom.

Bedroom one 7'10" x 15'1" (2.4 x 4.6)

Double glazed window to side and rear elevations, central heating radiator.

Bedroom two 12'9" max x 8'2" max (3.9 max x 2.5 max)

Double glazed window to front, central heating radiator.

Bedroom three 9'6" x 7'6" (2.9 x 2.3)

Double glazed window to rear, central heating radiator.

House shower room 4'11" x 7'10" (1.5 x 2.4)

Obscured double glazed window to side, wall mounted ladder style radiator, walk in shower enclosure with gas powered shower over complete with over head rainfall drench attachment, low level close coupled dual flush w.c., vanity wash hand basin with mixer tap over and storage below, floor to ceiling tiling and non slip flooring.

Rear garden

Paved patio area with path to side leading to gated access to front, further gate leading to steps to rear with paths up to timber built summer house. The garden is laid mainly to lawn with borders housing a variety of plants and shrubs, timber built store sheds and majority fencing to enclose.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in

no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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