



2 Woodthorne Close, Lower Gornal, Dudley, West Midlands, DY3 2PL

BERRIMAN  
EATON



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2 Woodthorne Close is a well proportioned detached family home with a good sized driveway, suitable for parking several cars off road, car port and detached single garage. The internal accommodation briefly comprises living room, fitted kitchen, separate dining room and downstairs cloakroom/wc to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE  
EPC: D

### LOCATION

Woodthorne Close is situated in a private cul de sac, just off Himley Road. There are shops, facilities and amenities located in Gornal Village which is close by, as well as the further, more extensive amenities afforded by Wombourne, Dudley and the Merry Hill Shopping Centre which are within convenient travelling as are the open spaces of Himley Park and Baggeridge. There is Red Hall Primary School close by as well as the Cotwall End Nature Reserve.

### DESCRIPTION

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### ACCOMMODATION

The property is accessed beneath the carport through a uPVC double glazed door with opaque leaded inserts and side window leading into the ENTRANCE HALLWAY which has a radiator, decorative coving and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a low level W.C., pedestal wash hand, fitted cupboards, understairs storage cupboard, tiled walls and floor and a double glazed opaque window to the side elevation. The DINING ROOM has a walk-in double glazed leaded bay window, laminate flooring, coved ceiling and a radiator. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap and tiled splash backs, space and plumbing for washing machine and space for a slot-in oven with pull-out extractor over. There is an integrated fridge, tiled floor, radiator and double glazed leaded windows to the front and side elevations. The LIVING ROOM has an Adam style feature fireplace with marble hearth and provision for an electric fire and also a gas fire, decorative coving, radiator and a leaded double glazed sliding patio door to the rear garden with matching side window.

The staircase rises to the first floor LANDING with a double glazed leaded opaque window to the side elevation and loft access. There is an Airing Cupboard housing the hot water cylinder. The BATHROOM is fitted with a contemporary white suite and comprises P-shaped panelled bath with electric shower over and glazed side screen, pedestal wash hand basin and low level W.C. there is a chrome heated ladder towel rail, spotlights, tiling to the walls and floor and a double glazed leaded opaque window to the side elevation. BEDROOM ONE has a range of fitted wardrobes with fitted headboard and bedside drawer units and downlights, coved ceiling, radiator and a double glazed leaded window to the rear elevation. BEDROOM TWO has a radiator, coved ceiling, laminate flooring and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator and a double glazed leaded window to the rear elevation. BEDROOM FOUR has a range of fitted wardrobes, radiator and a double glazed leaded window to the front elevation.

### OUTSIDE

There is a large tarmac driveway providing off road parking for several vehicles and leading to the carport and gives access to the garage. There is shaped lawned foregarden with established planted borders and a wall to the boundary. There is gated side access with outside tap to the rear garden which has a full width paved patio area, a shaped lawn with established well planted borders and a rockery within together with a circular patio area. A uPVC leaded door gives access to the rear of the GARAGE, there is a double glazed leaded window to the rear elevation, space for a tumble dryer and additional fridge and an elevating door to the front.

### TENURE

FREEHOLD

### SERVICES

We are informed by the Vendors that all main services are installed.

### COUNCIL TAX

BAND E – Dudley MBC

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Please contact the Wombourne office.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

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#### Lettings Office

01902 749974

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#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

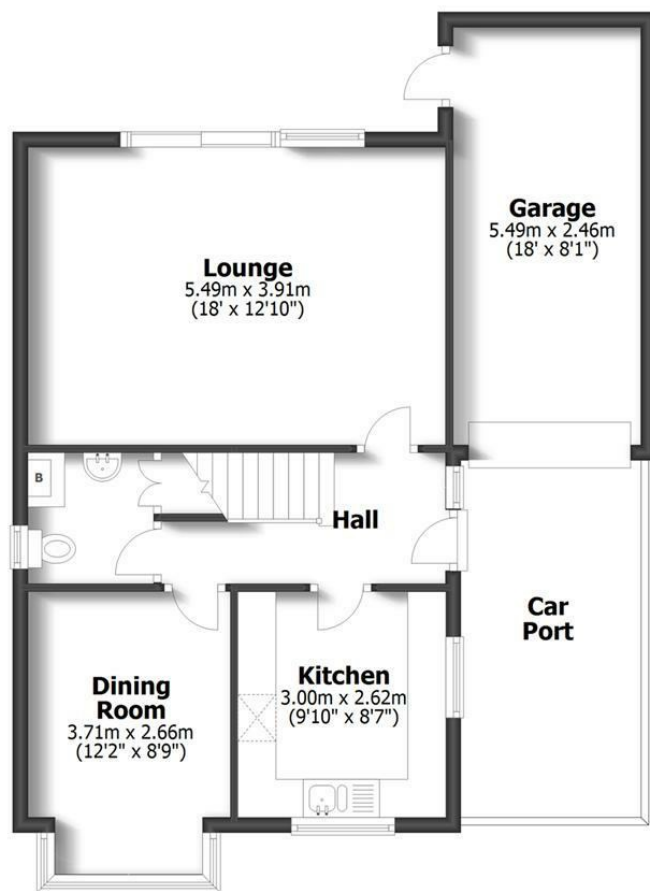
Offers Around  
£328,300

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



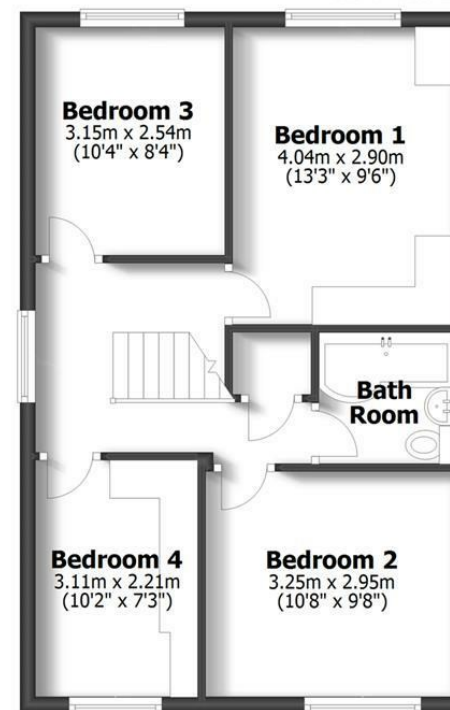
## 2 WOODTHORNE CLOSE LOWER GORNAL



**Ground Floor**

HOUSE: 98.8sq.m. 1064sq.ft.  
GARAGE: 13.5sq.m. 145sq.ft.  
**TOTAL: 112.3sq.m. 1209sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**



