



14 St James Street, Lower Gornal, Dudley, West Midlands, DY3 2AS

BERRIMAN
EATON

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14 St James Street is a well presented semi-detached property with off road parking for several vehicles, further parking beyond the gates at the side of the property, and an enclosed rear garden. The internal accommodation briefly comprises downstairs w/c, open plan living, dining and kitchen areas and conservatory to the ground floor. To the first floor there are three bedrooms and a refitted shower room/WC. The property benefits from central heating and double glazing.
(WOMBOURNE OFFICE - EPC 'C')

LOCATION

St James Street is situated within the popular residential area of Lower Gornal which offers a good selection of primary schools with Roberts and Red Hall within walking distance and Ellowes Hall Sports College close by. There is convenient access to a range of shops and facilities as well as those located in nearby Sedgley and Gornal whilst Kingswinford and The Merry Hill Shopping Centre offer more extensive retail opportunities. Cotwall End Nature Reserve is on the doorstep, a tranquil nature reserve featuring a woodland trail, small petting farm and café. There are pleasant walks nearby through Baggeridge Wood and Country Park. Himley Hall Estate and Sandyfields Golf Course are also both accessible.

DESCRIPTION

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ACCOMMODATION

A double glazed and leaded ENCLOSED PORCH with UPVC door and UPVC entrance door with opaque glazed and leaded insert opening into the ENTRANCE HALLWAY with staircase rising to the first floor landing, radiator and cloaks cupboard with coat hooks. The downstairs CLOAKROOM has a low-level wc, wash hand basin, and double glazed opaque window to the front elevation. There is an open-plan LIVING ROOM incorporating lounge, dining and kitchen areas with a double glazed and leaded bay window to the front, marble fireplace with hearth housing a gas fire, two radiators, and double glazed door into the conservatory. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink and drainer with mixer tap, space for appliances including oven, washing machine, tumble dryer and dishwasher, tiled splashback, two double glazed windows to the rear elevation, one being leaded, pull-out chimney extractor and radiator. The CONSERVATORY is of UPVC double glazed construction with glass roof, radiator and French doors opening onto the rear garden and ceiling fan.

The staircase with wooden balustrades rises to the first floor LANDING with radiator, loft access, airing cupboard over the stairs and airing cupboard with shelving and radiator. The SHOWER ROOM has a large cubicle with waterfall head, double glazed opaque leaded window to the rear elevation, wash hand basin with stainless steel mixer tap, wc, heated ladder towel rail and spotlights. BEDROOM 1 has a double glazed leaded window to the front elevation and radiator. BEDROOM 2 has a double glazed leaded window to the rear and radiator. BEDROOM 3 is currently being used as an office and is a very good size with double glazed leaded window to the front and radiator.

OUTSIDE

The property stands behind a small lawned area and is approached over a block-paved driveway affording off-street parking for several vehicles and giving side access through a faux garage door which provides security, privacy and further parking with paving.

The REAR GARDEN has steps up to a small decked terrace with planted sleeper borders, block-paved full width patio and small brick OUTBUILDING, lawn, barked borders, fencing to the boundary and a rear paved seating area.

SERVICES

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

COUNCIL TAX

BAND B - Dudley MBC.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£245,000

EPC: C

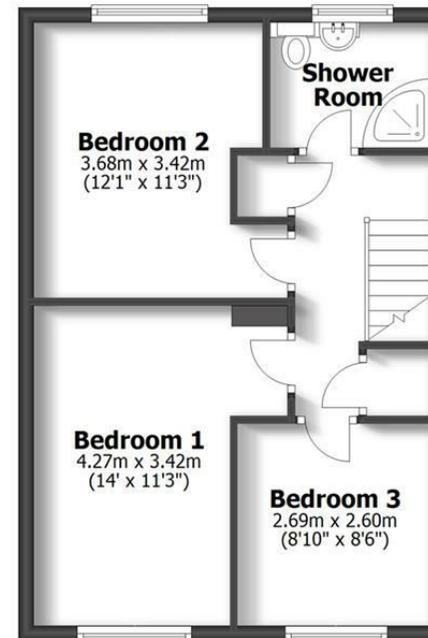
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**14 ST JAMES STREET
LOWER GORNAL**



Ground Floor



First Floor

TOTAL: 94.9sq.m. 1021sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

