



458 Himley Road, Gornal Wood, Dudley, West Midlands, DY3 2TE

BERRIMAN
EATON

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This is a charming stone cottage which has undergone a sympathetic scheme of refurbishment during the current owners tenure and which can be found along a private drive serving only a handful of properties. The cottage has a serene and private garden which has a raised decking area with an ornamental pond and lawn. The internal accommodation briefly comprises dining hall, living room and breakfast kitchen to the ground floor. To the first floor there are two double bedrooms and a shower room. The property benefits from double glazing, an infrared heating system and no upward chain.

EPC : F
WOMBOURNE OFFICE

LOCATION

Himley Road (B4167) is a well-travelled road which links Himley to Gornal and through to Dudley. It gives excellent access to the neighbouring Villages of Wombourne, Gornal Wood, Sedgley and Kingswinford where there are a wealth of shops and facilities and a range of services including doctors and dentists. The location is appealing for families and dog walkers as there is convenient access to Himley Hall and Park as well as neighbouring Baggeridge.

DESCRIPTION

This is a charming stone cottage which has undergone a sympathetic scheme of refurbishment during the current owners tenure and which can be found along a private drive serving only a handful of properties. The cottage has a serene and private garden which has a raised decking area with an ornamental pond and lawn. The internal accommodation briefly comprises dining hall, living room and breakfast kitchen to the ground floor. To the first floor there are two double bedrooms and a shower room. The property benefits from double glazing, an infrared heating system and no upward chain.

ACCOMMODATION

A composite door gives access to the DINING HALL which has a log burner, staircase rising to the first floor landing, double glazed sash window, tiled floor and door into the LIVING ROOM, this has a further log burner, double glazed sash window, understairs storage cupboard, and double glazed opaque window to the rear elevation. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset Belfast sink with mixer tap. There are double glazed French doors onto the rear garden, double glazed sash window, space for an oven, plumbing and space for a washing machine and fridge.

The staircase rises to the first floor landing which has double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed sash window. DOUBLE BEDROOM 2 has a double glazed sash window, wall lights and fireplace. The SHOWER ROOM with a cubicle with multi headed shower, wash hand basin with mixer tap, low level WC, double glazed sash window and tiled walls.

OUTSIDE

The property is approached from the neighbours front garden through a wooden gate leading into the private garden. There is a paved patio, lawn with well stocked and established borders with fence and hedge to the boundary. There are steps leading to a decked area with an ornamental pond. There is a gravelled area to the side with a raised flower bed and access to a large wooden shed. There is an informal arrangement with a neighbour regarding off street parking however this is not a legal arrangement so no guarantee of off road parking can be given.

We are informed by the Vendors that electric, water and drainage services are connected
COUNCIL TAX BAND B – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
<https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low

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Offers In The Region Of
£235,000

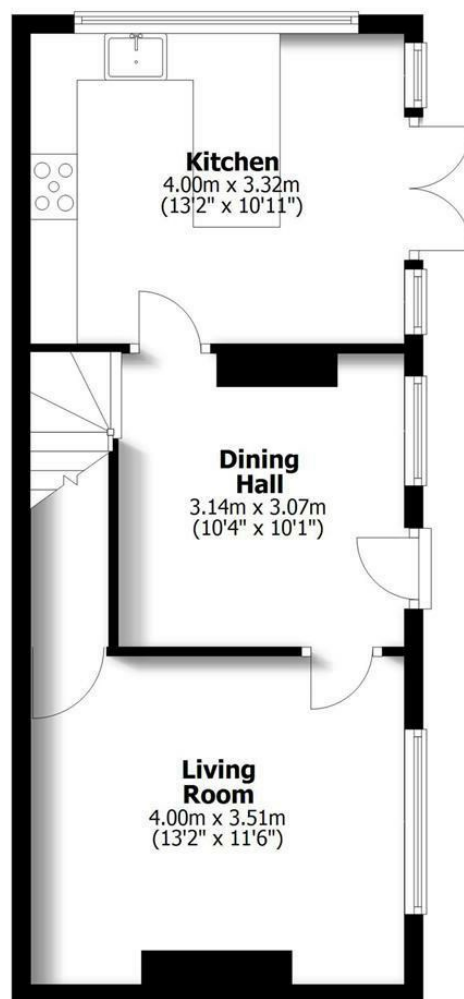
EPC: F

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.

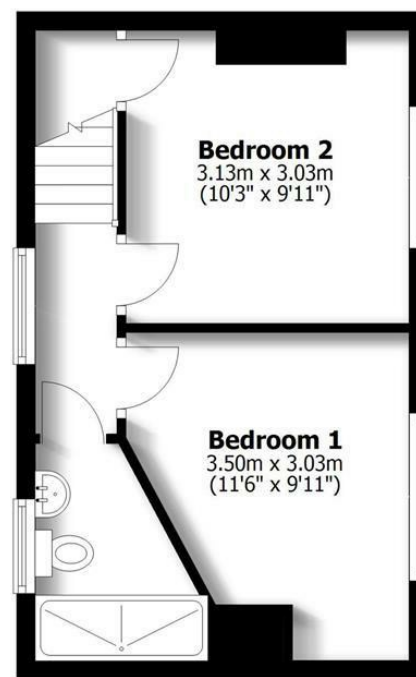


458 Himley Road

Gornal Wood, Dudley



Ground Floor



First Floor

TOTAL: 67.7sq.m. 728sq.ft.

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

