21 Zoar Street, Dudley, DY3 2PA

BERRIMAN
EATON

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This is a extensively refurbished and extended period terraced property which is presented to an extremely high standard, and which has off road parking, gated access to further parking and a private, landscaped rear garden. The internal accommodation briefly comprises lounge, sitting room, extended kitchen/family room, utility and downstairs cloakroom. To the first floor there are three double bedrooms and a large family bathroom. There is a cellar which has power and lighting and excellent storage. The property benefits from central heating and double glazing.

EPC : TBC
WOMBOURNE OFFICE

LOCATION

Zoar Street is one of the main roads running through Gornal situated close to the junction of Redhall Road. The property is conveniently placed for Red Hall Primary School and perfectly positioned for the shops and facilities which are located further down the road.

DESCRIPTION

This is a extensively refurbished and extended period terraced property which is presented to an extremely high standard, and which has off road parking, gated access to further parking and a private, landscaped rear garden. The internal accommodation briefly comprises lounge, sitting room, extended kitchen/family room, utility and downstairs cloakroom. To the first floor there are three double bedrooms and a large family bathroom. There is a cellar which has power and lighting and excellent storage. The property benefits from central heating and double glazing.

ACCOMODATION

The LOUNGE is accessed through a composite door with leaded opaque decorative inserts with a bespoke top glazed panel, double glazed bow window to the front elevation with fitted shutters and a muti fuel log burner, tiled floor, radiator and a panelled wall. There is a door into the HALLWAY which has access to the CELLAR, a double glazed door to the carport, staircase which rises to the first floor landing, tiled floor, radiator, single glazed window to the side elevation and door into the UTILTIY. This has a fitted worksurface with plumbing and space for a washing machine and tumble dryer beneath, fitted wall cupboard and radiator. The CLOAKROOM/WC has a low level WC, vanity wash hand basin with mixer tap, cupboard housing the wall mounted central heating boiler, tiled floor, radiator and double glazed opaque window to the side elevation. The SITTING ROOM has a double glazed window to the side elevation, radiator and door into the KITCHEN/FAMILY ROOM. This has been extended and offers a light and airy space with bi folding doors onto the rear garden with a double glazed lantern, double glazed windows to the side elevation, storage cupboard, two vertical radiators and a traditional radiator. The KITCHEN is fitted with a stylish range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space for Range style oven with fitted extractor, integrated appliances including fridge, freezer, wine cooler and dishwasher. There is a tiled floor and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has loft access. The BATHROOM is a very generous size and benefits from a claw foot roll edge bath with shower attachment, low level WC, His & Hers vanity wash hand basins with mixer taps, walk in shower cubicle, heated ladder towel rail, part tiling to walls and a double glazed opaque sash window to the rear elevation. DOUBLE BEDROOM 1 has a range of fitted wardrobes with back lit dressing table, double glazed bow window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted storage cupboard, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed sash window to the front elevation with shutters and a radiator.

OUTSIDE

To the front of the property there is a DRIVEWAY suitable for parking one vehicle off road parking with wooden gates which, with some minor alterations can allow further parking. The REAR GARDEN has a full width paved patio with steps leading down to a lawned area which gives access a rear patio with gravelled play area with an enclosed fenced boundary.

We are informed by the Vendors that all mains 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 data 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 risk

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Lettings Office
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Wombourne Office
01902 326366
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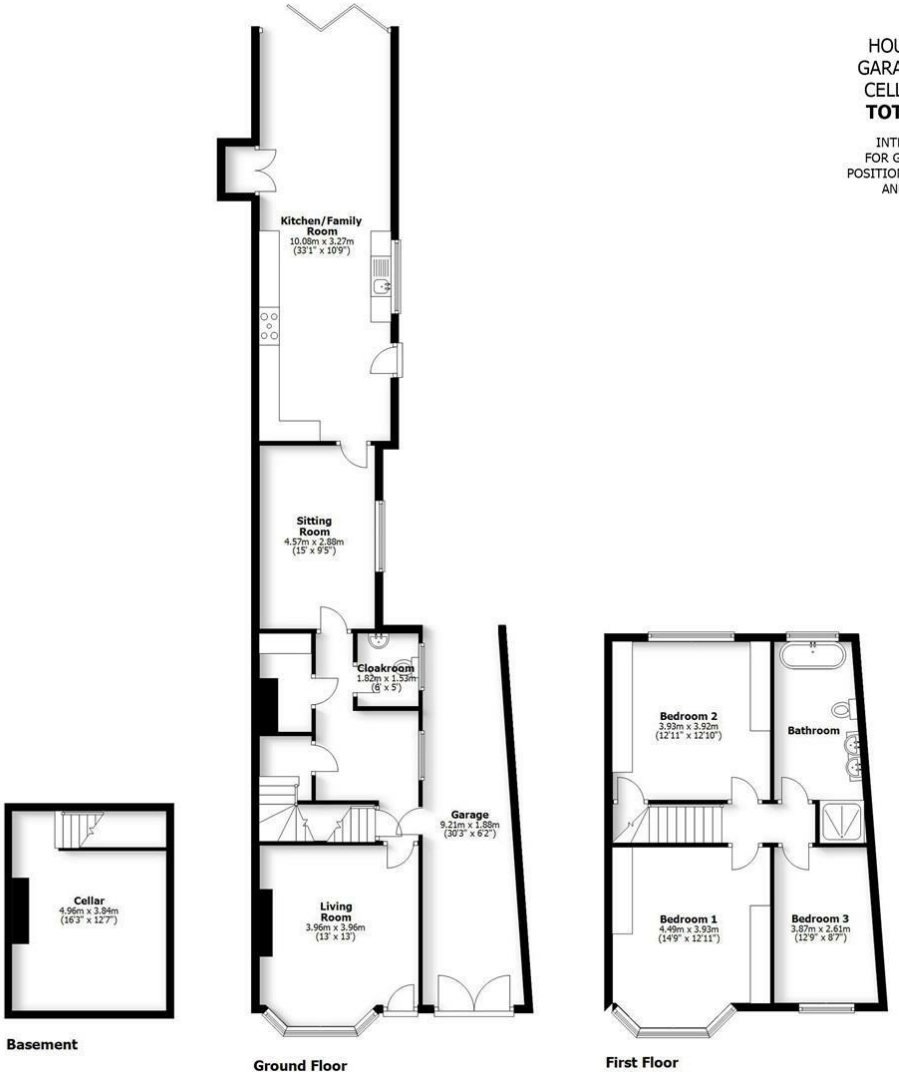
www.berrimaneaton.co.uk

£343,000

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.

21 Zoar Street
Dudley

HOUSE:	145.3sq.m.	1560sq.ft.
GARAGE:	20.3sq.m.	218sq.ft.
CELLAR:	16.4sq.m.	176sq.ft.
TOTAL:	**182sq.m.**	**1954sq.ft.**

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