

AP MORGAN



Quarry Brow, Upper Gornal, Dudley
Guide Price £145,000

Features:

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Semi-detached property
- Three spacious bedrooms
- Two reception rooms
- Well-fit kitchen
- Great rear garden
- On-road parking

Description:

For Sale by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies.

Introducing this semi-detached home, offering tons of potential for families or investors, situated in Upper Gornal, Dudley. This property features three generously sized bedrooms, two spacious reception rooms, a well-sized kitchen, a great rear garden, and on-road parking.

This Property is Being sold by AP Morgan Modern Method Auction.

On arrival, the property offers on-road parking at the front, suitable for residents and visitors, followed by a gate leading to steps up to the entrance, with lawn on either side and hedges separating the neighbouring houses. The front of the property also provides a gate allowing direct access to the rear garden.

Upon entry, the ground floor leads into the entrance hall, comprising stairs rising to the first floor. First on the left is the lounge, offering a great space for comfort and family entertainment, followed by the second reception room, ideal as a dining room. At the end of the hall is the kitchen, fitted with ample storage and worktop space, with room for freestanding appliances. It also includes a door leading into a porch with a storage cupboard and an additional door opening onto the rear garden.

The first floor leads off the landing to the first bedroom, a generous double with a storage cupboard and space for additional furniture; a second bedroom, also a double; and a third bedroom, a spacious single. The bathroom is also located on the first floor and comprises a toilet, wash basin, and shower cubicle.

The rear garden features a patio area to the side, with a pathway leading to another small patio and a decked area, ideal for outdoor furniture and dining. The remainder of the garden is laid to lawn, with trees and shrubbery throughout, and is bordered by fences and hedges.



Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Situated in the popular area of Upper Gornal, Dudley, this property benefits from excellent local schooling and amenities, along with fantastic road networks and transport links, offering easy travel across the Black Country.

Details:

Hall

Lounge 14'4" x 11'11" (4.37m x 3.63m) Both Max

Dining Room 12'5" x 3.63 (3.78m x 3.63) Both Max

Kitchen 9' x 8'10" (2.74m x 2.7m) Both Max

Landing

Bedroom One 14'4" x 11'11" (4.37m x 3.63m) Both Max

Bedroom Two 9'1" x 11'11" (2.77m x 3.63m) Both Max

Bedroom Three 9'1" x 8'10" (2.77m x 2.7m)

Bathroom

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

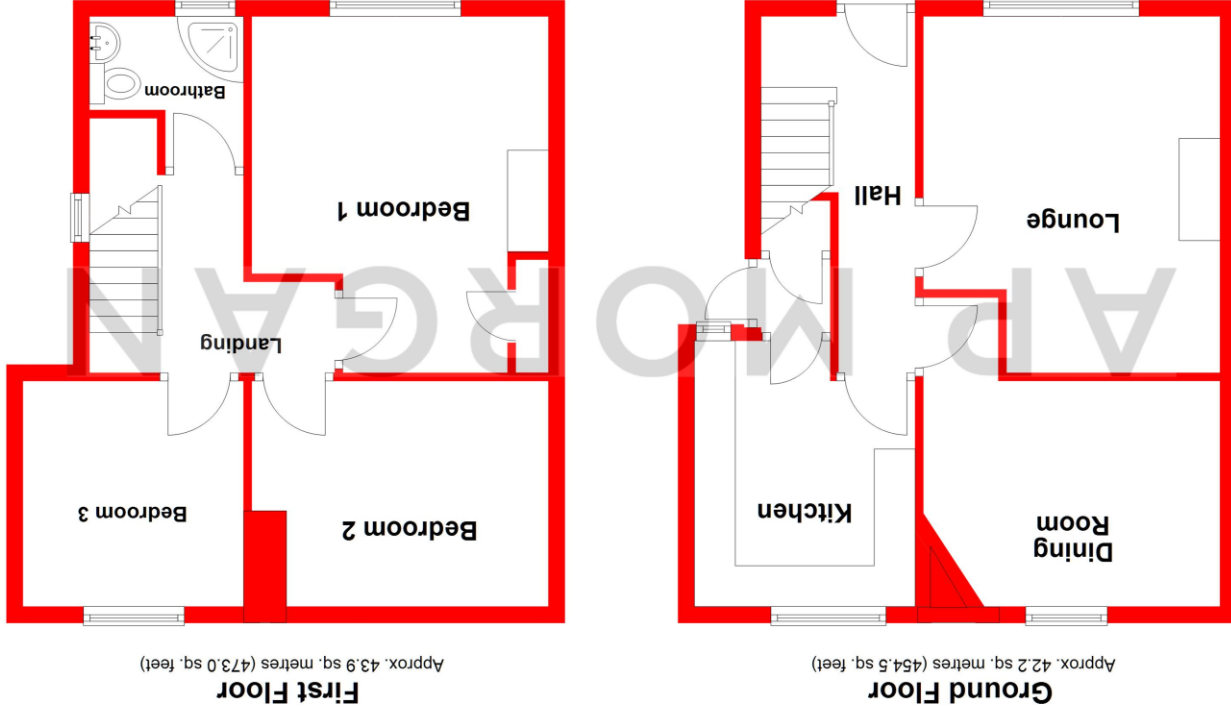
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Total area: approx. 86.2 sq. metres (927.5 sq. feet)

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