



**Winrush Close**

GORNAL

Offers Over  
**£360,000**



# Four Bedroom Detached House

## Features.

- FOUR BEDROOMS
- MODERN EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY ROOM
- CONSERVATORY
- DELIGHTFUL LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING PLENTY OF OFF ROAD PARKING
- GARAGE
- LARGE PLOT WITH PRIVATE REAR ASPECT

## Description.

A particularly well presented four bedroom detached house situated on a large plot, offered with two reception rooms, a wonderful fully glazed conservatory, modern en suite to the master bedroom, delightful landscaped rear garden with private rear aspect and off road parking for several vehicles with a garage, situated in Gornal.

The property is approached via a driveway providing off road parking for several vehicles with access to the garage.

A secure porch leads directly into the welcoming hallway with doors off to: the L shaped lounge with reading area, a storage cupboard and feature fireplace; French doors to; the fully glazed conservatory having underfloor heating with further French doors out to the rear garden; kitchen with an integrated oven, gas hob and extractor; handy utility room with door to the rear garden; and a downstairs wc.

Stairs from the hallway lead up to the first floor landing with doors off to; the master bedroom with a modern en suite shower room; double bedroom two; bedroom three; bedroom four; and the family bathroom.

Outside, the property enjoys a delightful landscaped rear garden with a private rear aspect, a paved patio area to the rear and side with steps down to a lawn with planted beds to fenced boundaries, a further sitting area and a gate through to a further section of garden mainly laid to lawn with a greenhouse and fenced boundaries.



## Room Dimensions.

Close to Gornal village centre with an array of shops and conveniences, regular bus routes go through the village, with Dudley being approximately 3 miles away and Merry Hill shopping centre being approximately 4 miles away. On the doorstep is Baggeridge County park and Himley Hall, both wonderful places to enjoy family days out.

### Room Dimensions:

Porch

Hall

Lounge: 13' 4" x 13' 4" (4.07m x 4.07m) max

Dining Room: 9' 2" x 8' 0" (2.80m x 2.44m)

Conservatory: 17' 11" x 9' 4" (5.48m x 2.85m)

Kitchen: 12' 0" x 9' 1" (3.67m x 2.77m)

Utility Room: 4' 11" x 4' 11" (1.50m x 1.50m)

WC 3' 11" x 4' 11" (1.20m x 1.50m)

Stairs To First Floor Landing

Master Bedroom: 13' 3" x 11' 5" (4.06m x 3.48m) max

En Suite: 5' 1" x 5' 7" (1.57m x 1.72m)

Bedroom Two: 10' 0" x 11' 3" (3.07m x 3.45m)

Bedroom Three: 13' 0" x 8' 0" (3.97m x 2.45m)

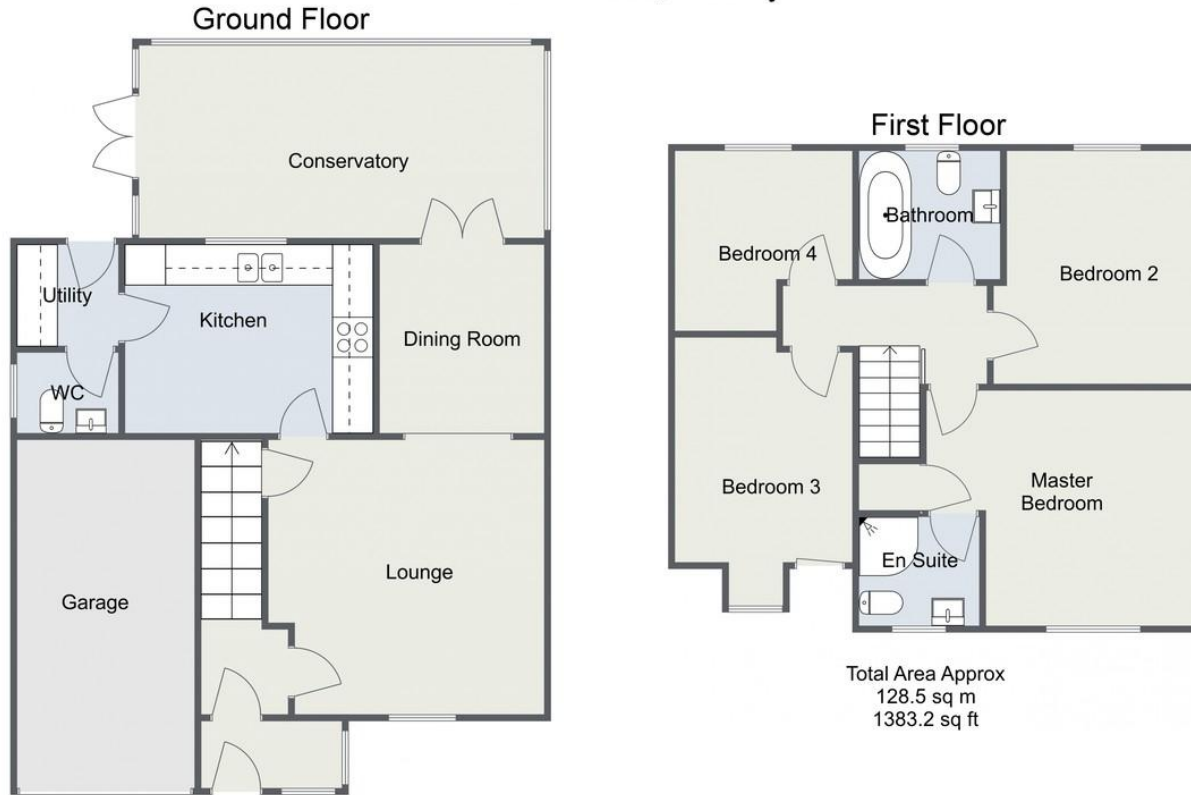
Bedroom Four: 8' 8" x 8' 7" (2.66m x 2.63m) max

Bathroom: 6' 10" x 6' 2" (2.09m x 1.90m)

Garage: 17' 4" x 8' 2" (5.30m x 2.51m)



# Winrush Close, Dudley



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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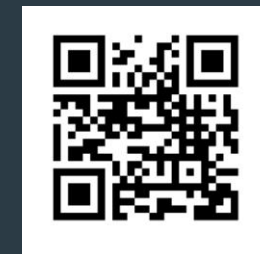
COUNCIL TAX BAND: D

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



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