





Property Description

This property is conveniently situated within walking distance of Gornal village, providing easy access to local schools, shops, and various amenities. The accommodation features an entrance hallway, a spacious through lounge, and an appealing kitchen diner. It includes three bedrooms, with the master bedroom benefiting from an en-suite bathroom. Additionally, there is a family bathroom, a low-maintenance landscaped south facing rear garden that incorporates a versatile purpose built home office, as well as a driveway and garage for parking.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Hall

Entrance door to the front elevation, stairs to the first floor accommodation.

Lounge

16' 6" x 12' 5" (5.03m x 3.78m)

Having double glazed window to the front elevation, understairs storage cupboard with plumbing, radiator, gas fire with feature surround, t.v. point, downlights.

Kitchen Diner

15' 6" x 12' 5" (4.72m x 3.78m)

Having a fitted kitchen to comprise a range of wall and base units with roll top work surfaces

over to include stainless steel sink & drainer unit, electric oven and gas hob with extractor, space for domestic appliances, Karndean flooring, down lights, double glazed window to the rear, double glazed french door to the rear, door to garage.

First Floor

Landing

Double glazed window to the side, loft access being boarded with pull down ladder, radiator, doors to

Bedroom One

13' 2" x 9' 1" (4.01m x 2.77m)

Double glazed window to the front elevation, radiator, down lights.

En-Suite

Suite to comprise shower cubicle, wash hand basin in vanity unit, low level w.c., chrome heated towel rail, down lights, tiled floor, double glazed window to the side.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

Double glazed window to the rear, radiator.

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)

Double glazed window to the rear, radiator.

Bathroom

Suite to comprise bath with mixer tap & shower attachment, wash hand basin in vanity unit, low level w.c., chrome heated towel rail, down lights, tiling, airing cupboard, double glazed window to the front.

Garage

19' 5" x 8' 2" (5.92m x 2.49m)

Up and over door, power & lighting, door to garden, wall mounted central heating boiler, plumbing for washing machine.

Outside

To the front of the property there is driveway giving off road parking, low maintenance front lawn. Landscaped south facing rear garden having porcelain tiled patio area, artificial grass, borders with various plants and shrubs, gate giving side access.

Office

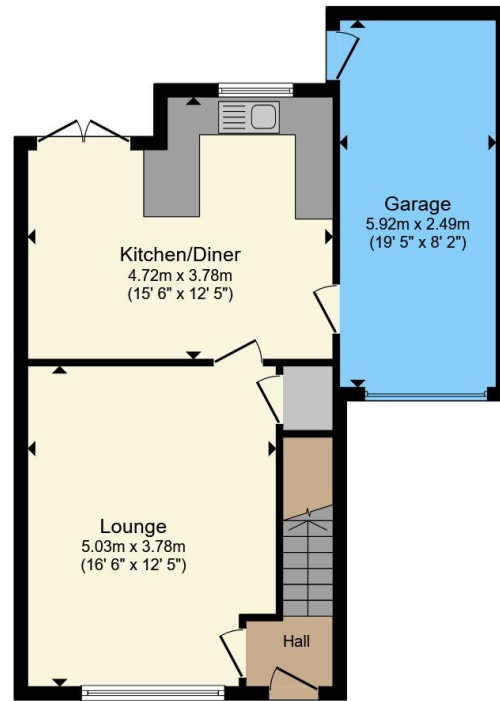
13' 7" x 7' 6" (4.14m x 2.29m)

Purpose timber built, double glazed windows & door, wall mounted electric heater & lighting, electric points, hard wired internet and laminate flooring.

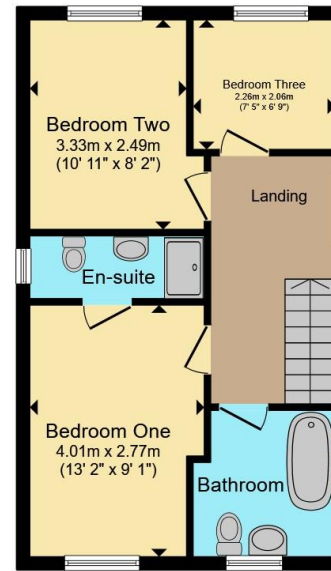








Ground Floor



First Floor

Total floor area 100.0 m² (1,076 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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