



Louise Street, Gornal Wood

DY3 2UA

Taylors

£374,950

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

SPACIOUS four-bedroom DETACHED family home in a POPULAR Gornal Wood location.

Situated within CONVENIENT walking distance of Gornal Wood Village, this IMPRESSIVE home enjoys EASY access to a range of LOCAL amenities, shops, schools and transport links.

Set back from the road, the property benefits from EXCELLENT kerb appeal and occupies a GENEROUS plot with ATTRACTIVE side and rear gardens, making it an IDEAL choice for GROWING families. WELL-MAINTAINED throughout, the home offers SPACIOUS and COMFORTABLE accommodation with EXCELLENT potential for further enhancement.

The ground floor briefly comprises an entrance porch leading into the reception hall, a SPACIOUS through lounge with dining area, a FITTED kitchen, adjoining utility room and a CONVENIENT guest WC.

To the first floor, the landing provides access to four WELL-PROPORTIONED bedrooms and a family bathroom.

Externally, the property benefits from a BLOCK-PAVED driveway providing OFF-ROAD parking and access to the INTEGRAL garage, offering ADDITIONAL storage or parking space. The GENEROUS gardens further enhance the appeal of this FANTASTIC family home.

EARLY viewing is HIGHLY recommended to fully appreciate the size, position and potential on offer.

EPC - D. Council Tax - E. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall

Through lounge - 3.68m x 7.4m (12'0" x 24'3")

Kitchen - 3.4m x 2.5m (11'1" x 8'2")

Utility Room - 1.4m x 2.6m (4'7" x 8'6")

Guest WC

Landing

Bedroom - 3.6m x 3.6m (11'9" x 11'9")

Bedroom - 3.6m x 3.6m (11'9" x 11'9")

Bedroom - 4m x 2.5m (13'1" x 8'2")

Bedroom - 2.6m x 2.5m (8'6" x 8'2")

Bathroom - 2.4m x 2.6m (7'10" x 8'6")

Garage - 3.1m x 4.7m (10'2" x 15'5")





Council Tax Band: E

Tenure: Freehold

Property Type: Detached House



- FANTASTIC 'SECLUDED' GORNAL WOOD POSITION
- SPACIOUS DETACHED FAMILY HOME
- FOUR GENEROUS BEDROOMS
- THROUGH-LOUNGE-DINER
- GUEST W/C & UTILITY ROOM
- IMPOSING RECEPTION HALLWAY & ENTRANCE PORCH
- GOOD-SIZED PLOT
- NESTLED WITHIN ATTRACTIVE-ESTABLISHED GARDENS
- FITTED KITCHEN
- WALKING DISTANCE OF GORNAL WOOD VILLAGE

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MISREPRESENTATION ACT 1967

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