



**Connells**

North Oval  
Upper Gornal Dudley

# North Oval Upper Gornal Dudley DY3 1XJ

for sale offers in the region of  
**£190,000**



## Property Description

Connells Wolverhampton are pleased to present to market this three bedroom detached family home boasting no up ward chain and excellent potential throughout. Well located to local amenities, transport links and schooling alike, this property promises to be the ideal choice for young families and first time buyers.

Internally the property comprises of an entrance hall, spacious lounge, fitted kitchen, downstairs wc, three well proportioned bedrooms and a stylish family bathroom boasting bathtub and separate shower cubicle.

Externally the property benefits from an enclosed rear garden perfect for relaxing with friends and family, meanwhile offering potential for off road parking to the front.

Viewing is highly recommended to appreciate the accommodation on offer.

## Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing.

## Lounge

16' 5" x 12' 5" into recess ( 5.00m x 3.78m into recess )

Double glazed window to front and rear, radiator, gas fire place.

## Kitchen

12' 11" x 7' 9" ( 3.94m x 2.36m )

Double glazed window to front and side, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob, radiator, access to the rear porch.

## Rear Porch

Double glazed door to rear, access to wc, storage cupboard.

## Wc

Double glazed window to rear and wc.

## First Floor Landing

Double glazed window to rear, loft access, doors to various rooms.

## Bedroom One

11' max x 10' 1" max ( 3.35m max x 3.07m max )

Double glazed window to front, radiator.

## Bedroom Two

12' into recess x 8' 5" max ( 3.66m into recess x 2.57m max )

Double glazed window to front, radiator.

## Bedroom Three

9' 7" x 7' 8" ( 2.92m x 2.34m )

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps, separate shower cubicle, extractor fan, partly tiled walls, laminate flooring.

## Outside Front

Front lawn with potential for off road parking.

## Outside Rear

Lawn area, patio, borders and shrubs, storage shed, gated side access.

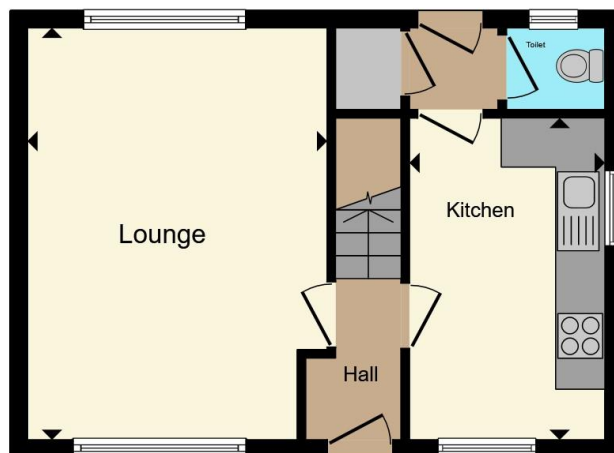
## Agents Note

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

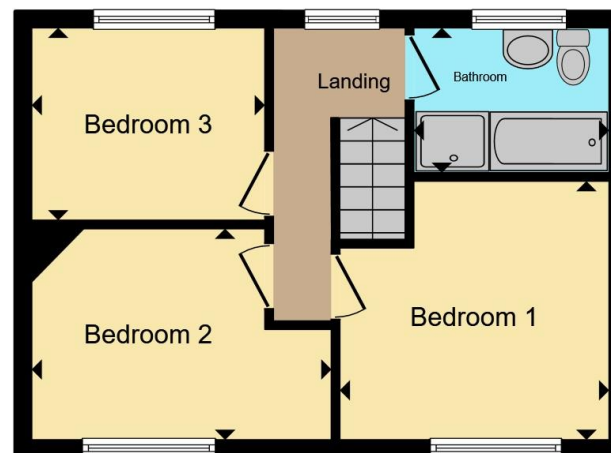








**Ground Floor**



**First Floor**

Total floor area 70.7 m<sup>2</sup> (761 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](http://www.propertybox.io)

**Connells**

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336227](http://connells.co.uk/Property/WVH336227)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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