



## 5 Kettles Bank Road, Gornal Village

- SEMI DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- FANTASTIC LOCATION

**Offers In The Region Of £260,000**



Hunters are delighted to present this spacious family home positioned ideally within walking distance of Gornal Wood Village boasting a variety of amenities including shops, pubs and eateries.

Beautifully presented throughout to a modern yet homely standard this semi detached home briefly comprises of an entrance hallway, cosy lounge to the fore, separate formal dining area to the rear and a fitted kitchen.

Moving upstairs the home benefits from three good sized bedrooms and family bathroom.

Ample off road parking and a garage provide plentiful parking arrangements.

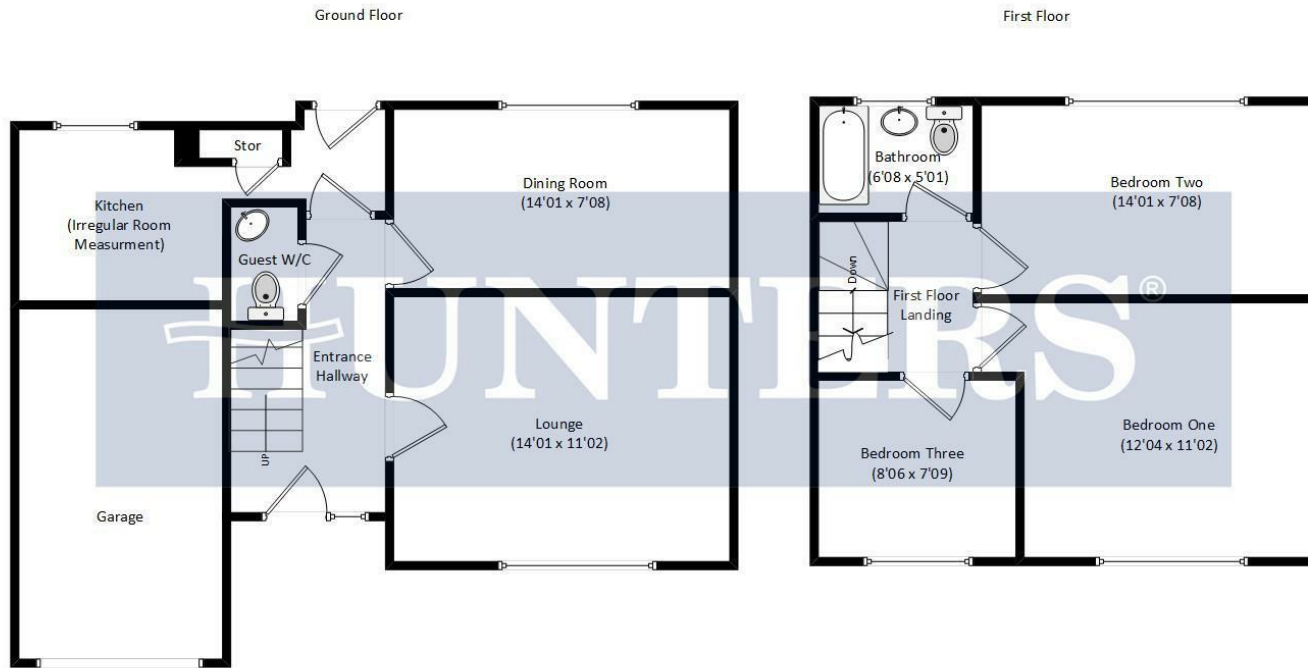
Viewing is highly recommended to appreciate the level of accommodation on offer, to schedule a viewing please call 01902 672 274 and speak with one of our sales department.






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.



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