



39 Ladbrook Grove, Lower Gornal

- SEMI-DETACHED BUNGALOW
 - MASTER EN SUITE
 - CUL-DE-SAC LOCATION
- WELL PRESENTED THROUGHOUT
- FOUR BEDROOMS
- AMPLE DRIVEWAY
- COUNTRYSIDE VIEWS TO REAR
- PLEASE CALL THE OFFICE ON 01902 672 274 TO ARRANGE A VIEWING!

Offers In The Region Of £315,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to present this deceptive semi-detached bungalow, boasting four bedrooms and impressive countryside views to the rear, whilst being located at the neck of a cul-de-sac off the popular Straits road.

Well presented throughout this ideal family home benefits from extensive accommodation all on one level and offers perfect living for growing families or those looking to switch there house for a bungalow without compromising on mass amounts of space!

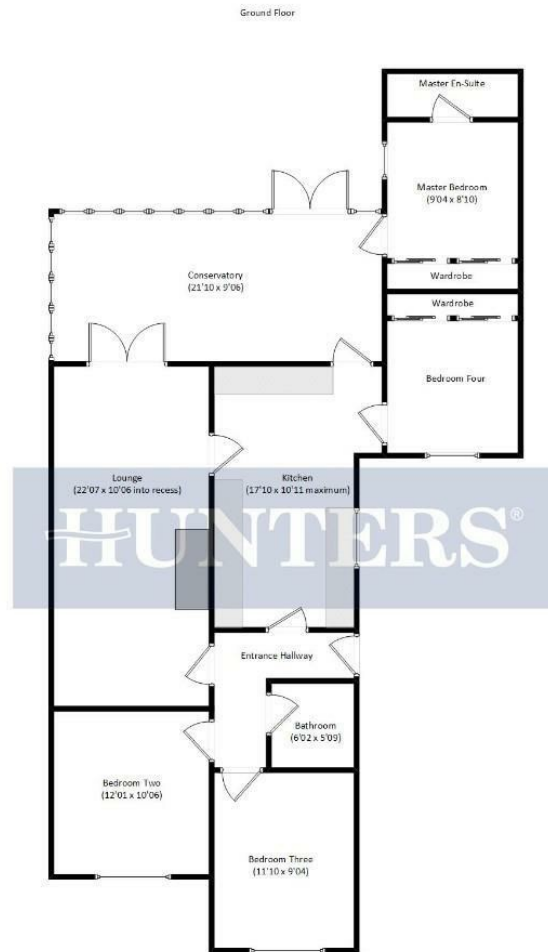
The home itself is to briefly comprise of an entrance hall, modern fitted kitchen, 22ft lounge, four bedrooms, master en suite, family bathroom with jacuzzi shower cubicle and conservatory offering those beautiful countryside views beyond the rear garden.

Parking arrangements are a plentiful with ample off road parking to the fore.

Viewing is highly recommended to appreciate the size of this property - to arrange a viewing please call our experienced sales department.







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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	76
England & Wales		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.



3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email:

sedgley@hunters.com <https://www.hunters.com>