



## Goodrich Mews

Upper Gornal, Dudley, DY3 2FG

Offers In The Region Of £340,000



- MODERN DETACHED HOME
- MASTER EN-SUITE
- STYLISH KITCHEN DINER & ADJOINING UTILITY ROOM
- IDEAL FOR FAMILIES
- FOUR GOOD SIZED BEDROOMS
- WELL PRESENTED THROUGHOUT
- GARAGE & OFF ROAD PARKING
- SOUGHT AFTER DEVELOPMENT

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Hunters are delighted to present this modern detached home located on a well sought after development nearby to a variety of local amenities and schooling in both sectors. Well presented throughout and the ideal choice for families, the home is to briefly comprise of;

A welcoming entrance hall with stairs to first floor landing and access to guest w/c, the lounge is situated to the fore with a stylish kitchen diner at the rear. An adjoining utility room provides the perfect space for white goods meanwhile the addition of a conservatory has increased the accommodation and offers flexibility on living arrangements.

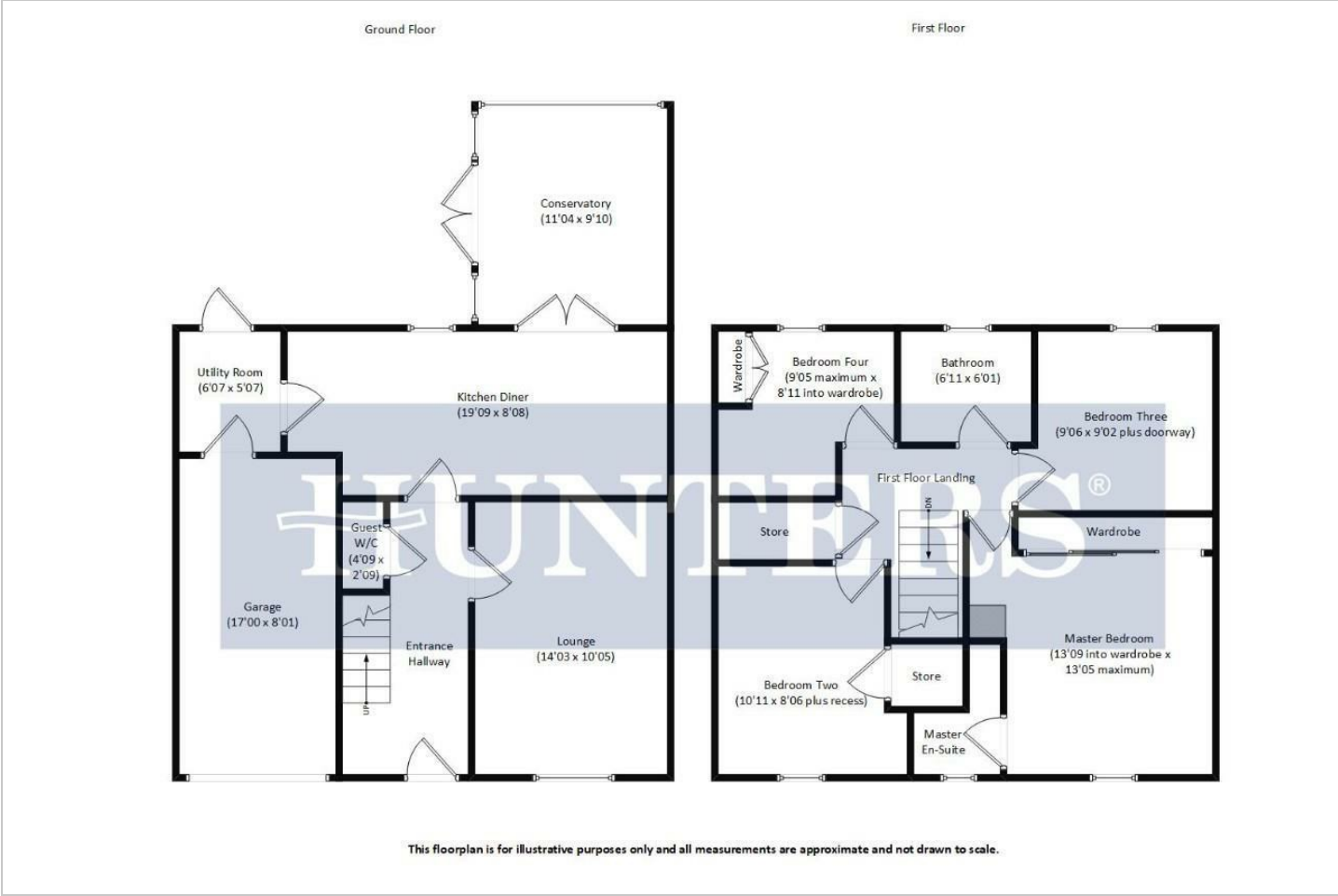
Upstairs are four good sized bedrooms, two of which boast fitted wardrobes, including the master which also has a private en-suite. The family bathroom completes the accommodation with bathtub and shower head above, w/c and wash hand basin vanity unit.

Generous off road parking and access to 17ft garage is to the fore with the latter perfect for storage solutions. Meanwhile the rear garden offers a low maintenance approach with raised decking area and lower artificial lawn.

To arrange a viewing please call the office where a member of the team will be happy to assist!




Floorplan








## Energy Efficiency Graph

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 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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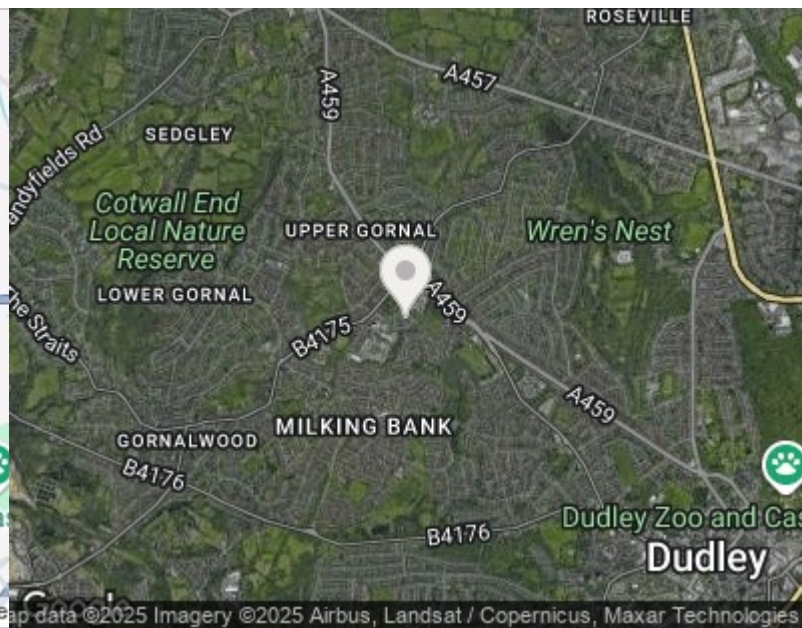
## Viewing

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

Road Map



Hybrid Map





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.

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