



34 Coopers Bank Road

, Gornal, DY5 4TY

£240,000



STUNNING - this Extended 2 Bed Semi Detached Cottage (with additional loft room) is presented to an **EXTREMELY HIGH STANDARD**. With a **LOVELY HOMELY FEEL**, the property offers Entrance Hall, Modern Kitchen, Welcoming Light and Airy Lounge, Contemporary Bathroom, Utility with 2 Double Bedrooms and Loft Room (which could possibly be used as an office or play room). With a quaint garden and with Off Road Parking. **VIEWING IS HIGHLY RECOMMENDED.**



Property Description

This STUNNING and Extended 2 Bed Semi Detached Cottage (with additional loft room) is presented to an EXTREMELY HIGH STANDARD.

Ideally located close to transport routes this property has a LOVELY HOMELY FEEL with professionally fitted wooden shutters adding to its unique charm

Entrance is via a composite front door leading to

Entrance Hallway - welcoming and tastefully presented setting the tone for the rest of the property

Kitchen - Country Kitchen with a range of wall and base units, worktop space, built in fridge freezer and dishwasher, dining space, with window to the front elevation

Lounge - Light and Airy Lounge with feature brick fireplace (with electric effect log burner) and having window overlooking the garden

Bathroom - Contemporary in its presentation being fully tiled and offering Bath (with shower over), wc and wash hand basin as well as storage,

Utility - a GREAT addition to the property with space for appliances, worktop and with composite stable door leading to the garden

Bedroom 1 - Double Bedroom tastefully presented with window to the front

Bedroom 2 - Double Bedroom again tastefully presented with window to rear

Loft Room - FANTASTIC extra space (with storage in eaves) which can be used to the buyers own needs (office? play room? storage?)

To the rear there is a lovely garden area with artificial grass and patio area with outhouse/ storage room

There is offroad parking to the rear for 2 cars and space at the front for a small car. The property benefits from reduced water rates due to having its own cesspit which is common for all properties in this locality.

This is a LOVELY property that DEMANDS closer inspection. VIEWING HIGHLY RECOMMENDED

Entrance Hallway

Kitchen

12'1" (into alcove) by 8'5" (3.69 (into alcove) by 2.57)

Lounge

9'11" by 11'11" (3.044 by 3.65)

Downstairs Bathroom

Utility

Bedroom 1

11'10" (max) by 8'5" (3.63 (max) by 2.58)

Bedroom 2

11'9" (max) by 8'8" (3.6 (max) by 2.66)

Loft Room

11'6" by 8'2" (3.53 by 2.5)

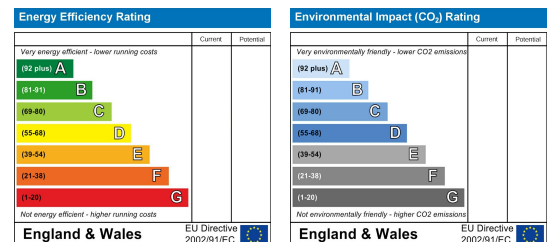
Area Map



Floor Plans



Energy Efficiency Graph



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