



## 35 Naylors Grove

Upper Gornal, Dudley, DY3 2BE

**£800**



Well Presented GROUND FLOOR FLAT which boasts a modern Kitchen, Contemporary Bathroom, Living Room (with Gas fire) and 2 good sized Bedrooms. With a lawned area to the fore and a rear garden area the property is in a great location near to local amenities and bus routes.



Property Description

MODERN Ground Floor flat which boasts a LOVELY Kitchen, Contemporary Bathroom, Living Room (with Gas fire) and 2 Bedrooms. With a lawned area to the fore and a rear garden area the property is in a great location near to local amenities and bus routes.

Accommodation comprises:

- \* Living Room  
Well presented Living Room with patio doors leading out to the front garden and having feature fireplace with gas fire
- \* Kitchen  
Fitted kitchen with a range of wall and base units, space for cooker, plumbing for appliances, storage cupboard and with window overlooking the rear garden.
- \* Bathroom  
Fitted bathroom with bath (with shower over) wc and wash hand basin
- \* Bedroom 1  
Double bedroom with double glazed window overlooking the front of the property
- \* Bedroom 2  
Second bedroom with window to the rear of the property

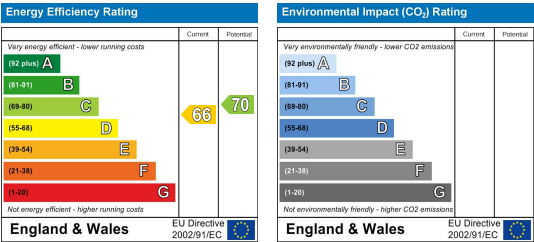
Area Map



Floor Plans



Energy Efficiency Graph



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