



**Connells**

Hopyard Close  
Lower Gornal Dudley



## Property Description

This detached property, located in a desirable cul de sac in Lower Gornal, is available with no upward chain. It offers ample living space and great potential, making it perfect for families. Situated near Gornal village, transportation options, amenities, and schools, it provides convenient access to everything you need.

## Entrance Porch/ Hall

Double glazed door to the front, double glazed window to side.

Door to front, stairs to first floor accommodation.

## Dining Room/ Study

10' 3" x 8' 6" ( 3.12m x 2.59m )

Double glazed window to the front, central heating radiator.

## Lounge

16' 7" x 12' 7" ( 5.05m x 3.84m )

Window to the front elevation, french doors to the rear elevation, two central heating radiators.

## Reception Room

6' 3" x 7' 6" ( 1.91m x 2.29m )

Double glazed window to the rear, central heating radiator.

## First Floor

### Landing

Loft access (loft being boarded with ladder ).

### Bedroom One

13' 2" x 12' 6" ( 4.01m x 3.81m )

Double glazed window to the front, central heating radiator.

### Bedroom Two

13' x 9' 9" ( 3.96m x 2.97m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

11' 9" x 7' 8" ( 3.58m x 2.34m )

Double glazed window to the front, central heating radiator.

### Separate W.C.

W.C.

### Shower Room

Shower cubicle, wash hand basin, central heating radiator, tiling, built-in store, double glazed window to the rear.

## Outside

To the front of the property tarmac driveway giving off road parking, side access to rear garden with shed & greenhouse

### Garage

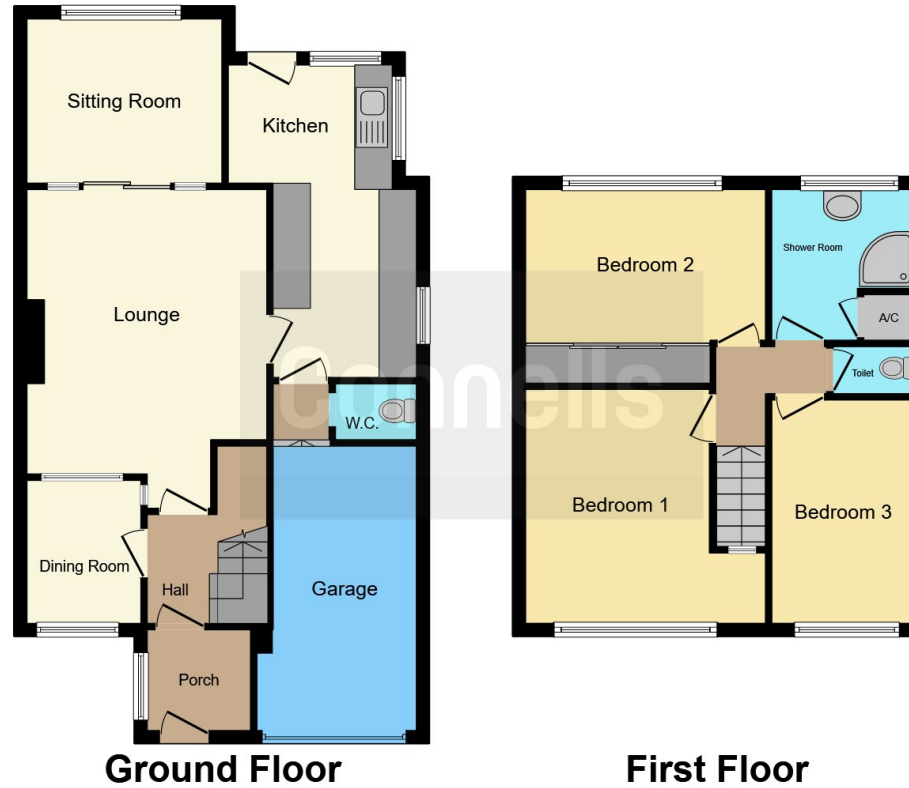
15' 4" x 7' 3" ( 4.67m x 2.21m )

Door to the front, built-in storage cupboard.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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