

for sale

£175,000



## New Street Gornal Wood Dudley DY3 2UE

**\*\* A WELL MAINTAINED MID TERRACED HOME SET WITHIN THE HEART OF LOWER GORNAL VILLAGE\*\*** Briefly comprising lounge/ dining area, kitchen with utility, downstairs bathroom, two good size bedrooms & landscaped rear garden.

# New Street Gornal Wood Dudley DY3 2UE

## Lounge

19' max x 12' max ( 5.79m max x 3.66m max )

Double glazed entrance door to front elevation, double glazed window to front elevation, two central heating radiators, stairs leading to first floor accommodation.

## Kitchen

14' x 6' ( 4.27m x 1.83m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink and drainer unit with mixer tap over, gas cooker point, wall mounted boiler, space for domestic appliances, breakfast bar, double glazed window to rear elevation, double glazed door leading to garden.

## Utility

5' x 4' ( 1.52m x 1.22m )

work surfaces, tiling, plumbing for washing machine & space for domestic appliances.

## Bathroom

Suite to comprise bath with electric shower over, low level WC, wash hand basin, tiling. heated chrome towel rail, double glazed window to rear elevation.



## First Floor

### Landing

Double glazed window to rear elevation, central heating radiator

### Bedroom One

12' x 12' ( 3.66m x 3.66m )

Double glazed window to front elevation, built in storage cupboard, loft access, central heating radiator

### Bedroom Two

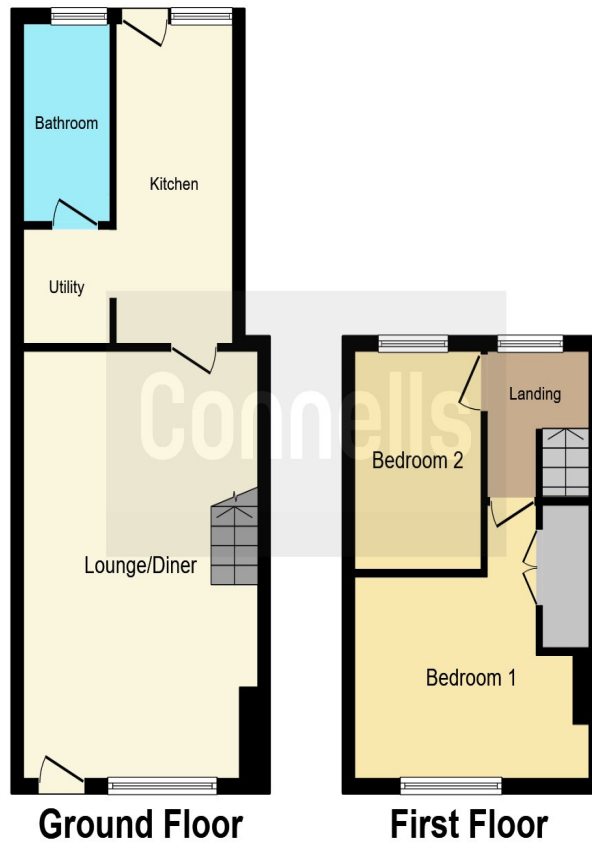
9' 11" x 7' ( 3.02m x 2.13m )

Double glazed window to rear elevation, central heating radiator.

### Rear Garden

Landscaped rear garden having paved patio area, step approach with sleeper beam detail to lawned area , leading to further garden with gravel detail, borders and shrubs, storage shed.





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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Property Ref: DUD312986 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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