



**Connells**  
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**FOR SALE**

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**Connells**

Guys Lane  
Dudley



## Property Description

The property is situated in the sought-after area of Lower Gornal, conveniently within walking distance to local schools, shops and amenities, including Gornal village, and a just a short distance from Himley Hall. The impeccably presented accommodation features an entrance porch, hallway, a spacious lounge with a bay window, a modern open-plan kitchen / dining room, three bedrooms, and a well-appointed bathroom on the first floor. The front elevation includes a driveway providing off-road parking and access to the garage, while the rear elevation boasts an appealing landscaped garden complete with a bar / summer house perfect for family gatherings.

## Entrance Porch

Double glazed door to the front elevation, double glazed window to the front & side elevations.

## Entrance Hallway

Stairs to first floor accommodation, central heating radiator, laminate floor, doors to

## Lounge

16' 11" x 15' ( 5.16m x 4.57m )

Double glazed bay window to the front elevation, gas fire with feature surround, central heating radiator.

## Kitchen Diner

18' 2" x 8' 9" ( 5.54m x 2.67m )

A fitted kitchen to comprise a range of gloss wall and base units with roll top work surfaces over, drainer sink unit, electric oven & hob with extractor, integrated dishwasher, integrated fridge freezer, double glazed window to the rear, double glazed door to the side elevation, double glazed patio doors to the rear, down lights, understairs storage cupboard, tiled floor.

## First Floor

### Landing

Loft access, double glazed window to the side elevation, doors to

### Bedroom One

12' 5" x 10' 2" ( 3.78m x 3.10m )

Double glazed window to the front elevation, fitted wardrobes, central heating radiator.

### Bedroom Two

10' 9" x 10' 5" ( 3.28m x 3.17m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

9' 4" (max) x 8' (max) ( 2.84m (max) x 2.44m (max) )

Double glazed window to the front elevation, built-in storage cupboard, central heating radiator.

### Bathroom

Suite to Comprise paneled bath with mixer tap, separate shower cubicle, wash hand basin, w.c., tiled, down lights, chrome heated towel rail, double glazed window to the rear.

### Outside

To the front of the property tarmac driveway giving off road parking & access to garage. Rear garden having paved patio, lawned area, decked patio area with built-in seats, tap, outdoor lighting, gate to side access.

### Bar/ Summerhouse

15' 4" x 8' ( 4.67m x 2.44m )

Double glazed doors & windows, insulated, electric lighting, feature bar, electric wall heaters.

### Garage

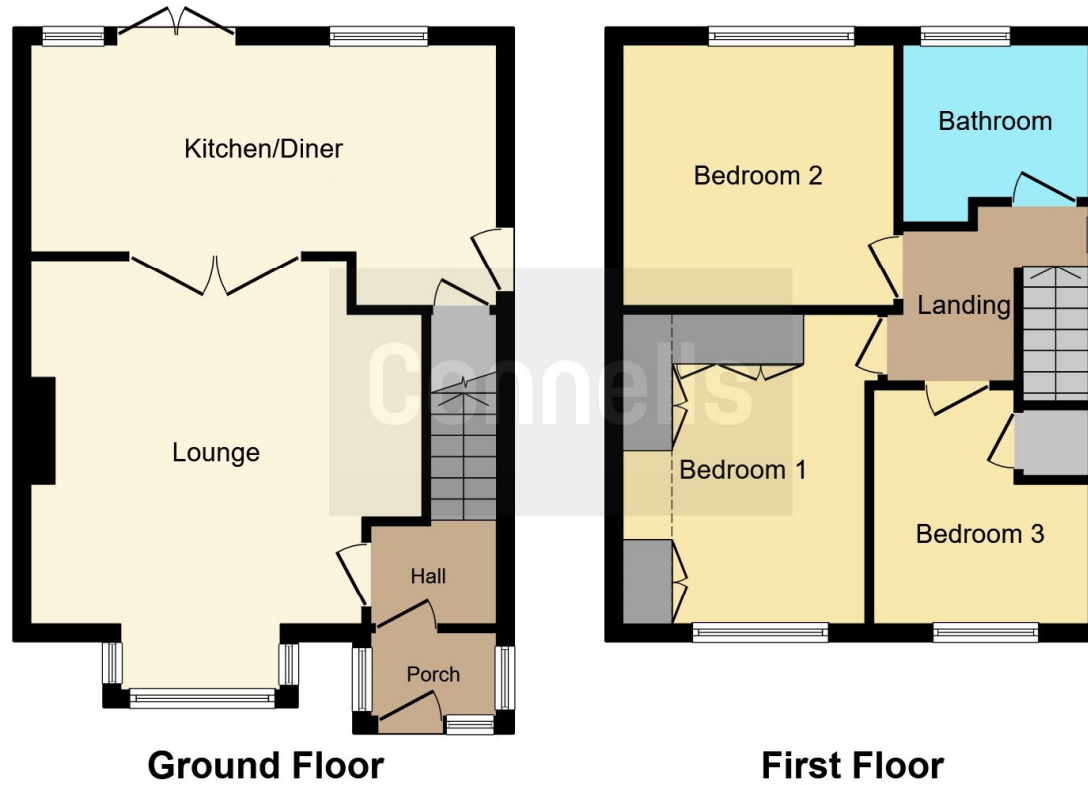
16' 8" x 8' 2" ( 5.08m x 2.49m )

Up & over door, door to the garden. Utility area to the rear having space for domestic appliances, plumbing for automatic washing machine, stainless steel drainer sink unit.









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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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: C**

Tenure: Freehold

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