



Connells

Grosvenor Road
Lower Gornal Dudley

Grosvenor Road Lower Gornal Dudley DY3 2PR

for sale
£245,000



Property Description

Connells is delighted to offer this two-bedroom detached bungalow, available for sale with no upward chain. The property has been fully renovated to a high standard, providing move-in ready living spaces. Situated in the sought-after area of Lower Gornal, it is conveniently located near the local village and a variety of amenities, including shops, pubs, and a primary school. This home is perfect for young families as well as individuals looking to downsize.

Entrance Porch

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

Entrance Hall

Double glazed door to the side, central heating radiator, built-in storage cupboard, laminate flooring.

Lounge

18' 4" x 11' 9" (5.59m x 3.58m)

Double glazed window to the front elevation, electric fire with feature surround, two central heating radiators, spotlights, wall lights, carpet.



Bedroom One

9' 3" x 7' 4" (2.82m x 2.24m)

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

Bedroom Two

9' 4" x 7' 4" (2.84m x 2.24m)

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

Conservatory

11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window to the rear & side, double glazed door to the rear leading to garden, work surface with plumbing for washing machine and space for dryer underneath.

Shower Room

Shower cubicle with mains shower, wash hand basin in vanity unit, low level w.c., heated chrome towel rail, extractor fan, tiling, double glazed window to the side.

Outside

To the front of the property step down approach to front door with various shrubs & borders.

Low maintenance rear garden being slabbed & paved, astro turf area, shrubs & borders with wood chipping detail, step down approach to rear parking & garage, shared access to rear approach.

Agents Notes

Public Right of Way

There is an existing Right of Way at the property, please enquire with the branch for further details.

Private Right of Way

There is a easement on the title, please enquire with the branch.









Floor Plan

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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313790



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD313790 - 0007