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Cinder Road  
Lower Gornal

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## 70 Cinder Road, Lower Gornal, Dudley DY3 2RP

This double fronted traditional style 2/3 Bedroom Detached Bungalow is surprisingly spacious being set back from Cinder Road in generous size Grounds, sitting centrally to the plot with excellent Fore Garden and off road Driveway Parking.

Offering potential for further improvement with scope to add value, the Bungalow is ideal for a buyer looking to personalise and make their own and is well placed for amenities in Gornal Village and nearby Kingswinford.

With gas central heating and comprising: Reception Hall with Walk-in Store off, Lounge, 2 Bedrooms (both with wardrobes), Dining Room (or Bedroom 3), Lounge, Kitchen and Large Shower Room.

OVERALL, A BUNGALOW WELL WORTH INSPECTION TO FULLY APPRECIATE. AVAILABLE WITH NO ONWARD CHAIN.

There is a Recessed Entrance with part obscure UPVC double glazed front door/screen opening to the good size Reception Hall, having doors leading off and Walk-in Store.

There is a Lounge to the front, with UPVC double glazed bay window, vertical radiator and tiled fireplace with hearth.

The rear Dining Room (or Bedroom 3) has a mantel fireplace with hearth, rear UPVC double glazed window and with UPVC double glazed side doors/screens.

The Kitchen has a range of light oak style wall and base cupboards, worktops, tiled splashbacks, sink, and mixer tap, cooker space with integrated cook hood over, 2 appliance spaces, Worcester gas central heating boiler, UPVC double glazed side and rear window, aluminium double glazed door and part timber single glazed and leaded door to the rear Recessed Entrance with Canopy and adjoining External Store.

Bedroom 1 has a range of maple style wardrobes with bridging top cupboards and UPVC double glazed bay window to front.

Bedroom 2 is located to the side and has 2 double wardrobes, bedside drawer unit, further single wardrobe and drawer units and UPVC double glazed side window.

There is a good size Shower Room having a white suite with Walk-in shower with side screen and Triton shower, basin, WC, part tiled walls, obscure UPVC double glazed side window, large cupboard and loft access with ladder.

At the front, there is a stone wall and wrought iron gate opening to the good length tarmac Driveway which extends past the side of the Bungalow, having rockery border to the right hand side, good size front lawn with borders, steps and stone wall leading onto a large paved area in front of the Bungalow.

At the rear, there is a wide garden, having a large paved patio, low stone wall to retained border and sloping pathway onto the wide lawn with rocky borders. There is a shed and on the left side of the Bungalow there is a large paved area.

Tenure: Freehold

Council Tax Band: D

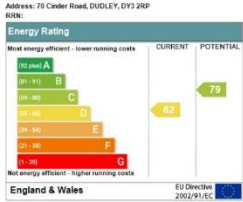
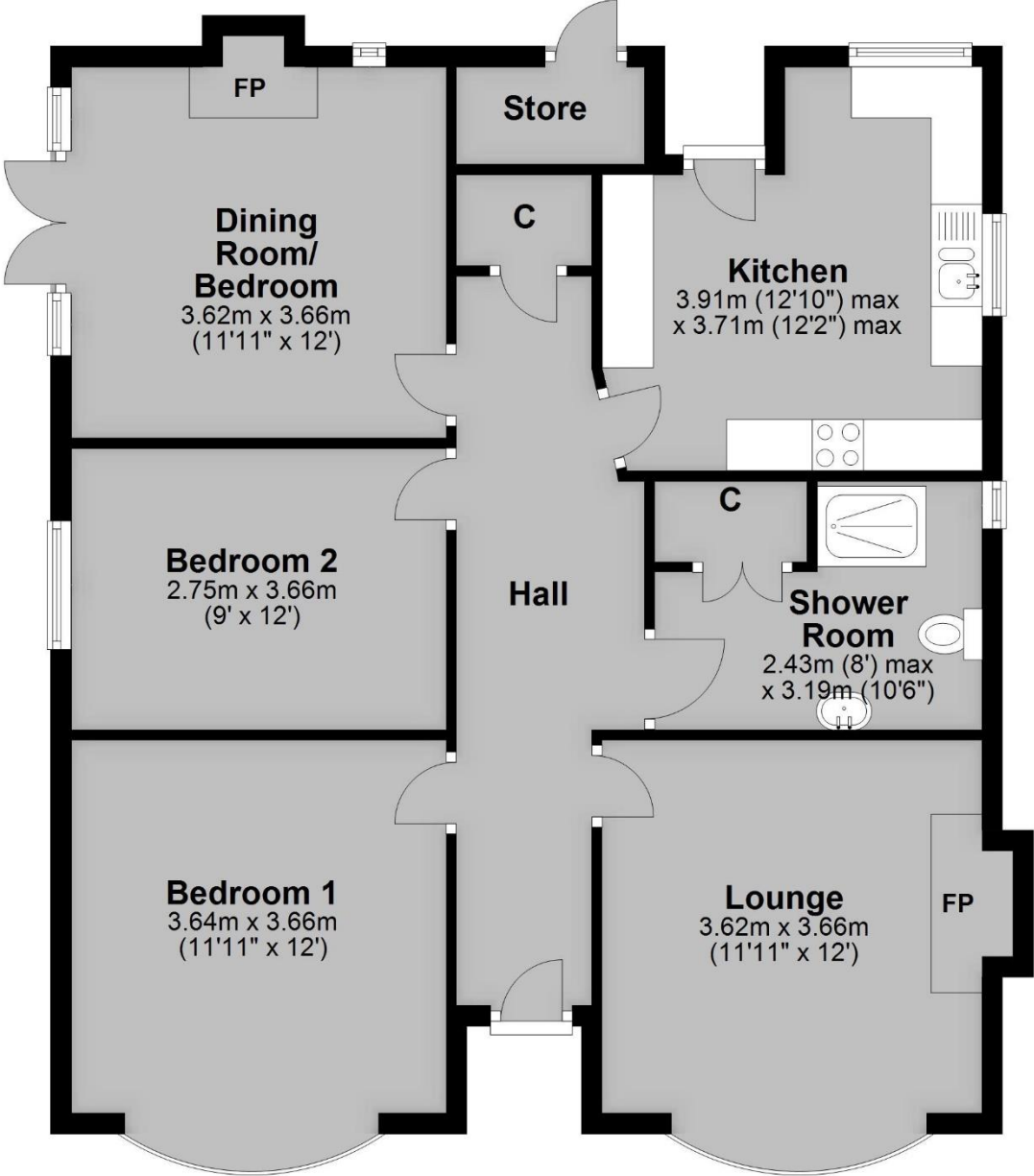




# FLOOR PLANS

## Ground Floor

Approx. 87.9 sq. metres (946.6 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 sq. feet)



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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