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Cotwall End Road
Lower Gornal

1b Cotwall End Road, Lower Gornal, Dudley DY3 3ER

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This stylish, new build 2/3 Bedroom Detached property is finished to a high standard and complete with carpets and flooring making it ready to move into, including landscaped Garden – ideal for those looking for a turn the key ready – move in Home.

Located just into Cotwall End Road off Straits Road, the property is one of just 2 new properties, enjoying a wider plot with good size Driveway providing off road parking, together with additional parking space to front. The property is set in a shared Driveway with no 1A which is already occupied. Gornal Village provides a good range of local amenities with further available at Kingswinford and Dudley Town.

With gas central heating, UPVC double glazing and accommodation comprising: Reception Hall, Ground Floor Bedroom 3 (or Sitting Room), Ground Floor Shower Room, superb fitted Kitchen with integrated appliances – opens to the rear Lounge having doors to Garden, Landing, 2 Double Bedrooms (Bedroom 1 with En-Suite Bathroom and Bedroom 2 with En-Suite Shower Room). There is also a generous size Garage with electric door and rear utility space and a wide Rear Garden making for a pleasant backdrop.

OVERALL, A SURPRISINGLY SPACIOUS NEW BUILD HOME – WELL WORTH INSPECTION TO FULLY APPRECIATE ITS SIZE, LAYOUT AND POSITION.

On the Ground Floor there is a good length Reception Hall having composite double glazed front door with obscure UPVC double glazed side screens, stairs to 1st Floor with spindle balustrade, Store (below), recessed ceiling lights, LVT floor and doors leading off.

There is a Ground Floor Bedroom 3 (or Sitting Room) having a front UPVC double glazed window and recessed ceiling lights.

Off the Hall there is a Ground Floor Shower Room having a white suite with tiled shower having bi-fold screen door, basin with vanity cupboard below, tile splashback and combined WC with concealed cistern, chrome ladder radiator, obscure UPVC double glazed side window, LVT floor, extractor and recessed ceiling lights.

The Kitchen has a range of wall/base cupboards, worktops and upstands, single drainer sink and mixer tap, integrated Montpellier dishwasher, induction hob with cooker hood over and drawers below, under cupboard lights, Beko integrated microwave, Montpellier built-in oven, Montpellier integrated fridge freezer, larder cupboard with drawers, glazed door to Reception Hall, LVT floor, recessed ceiling lights, double glazed rear window and wide opening to the Lounge.

The rear Lounge has a UPVC double glazed side window, rear UPVC double glazed doors to the Garden and recessed ceiling lights.

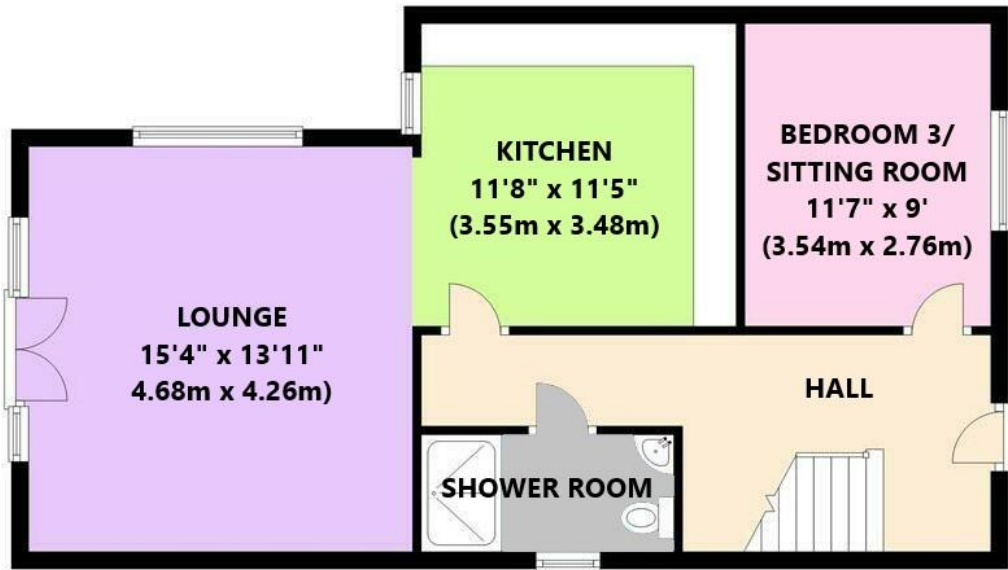
On the 1st Floor there is a Landing having recessed ceiling lights, loft access and doors to 2 Bedrooms.

Bedroom 1 has a front UPVC double glazed dormer window with sloping roof and Velux double glazed roof window, recessed ceiling lights and with door to En-suite. This has a white suite with bath having tiled surround, shower over and side shower screen, WC with concealed cistern, basin with splashback tile and vanity cupboard below, chrome ladder radiator, LVT floor, recessed ceiling lights and sloping ceiling with Velux double glazed roof window.

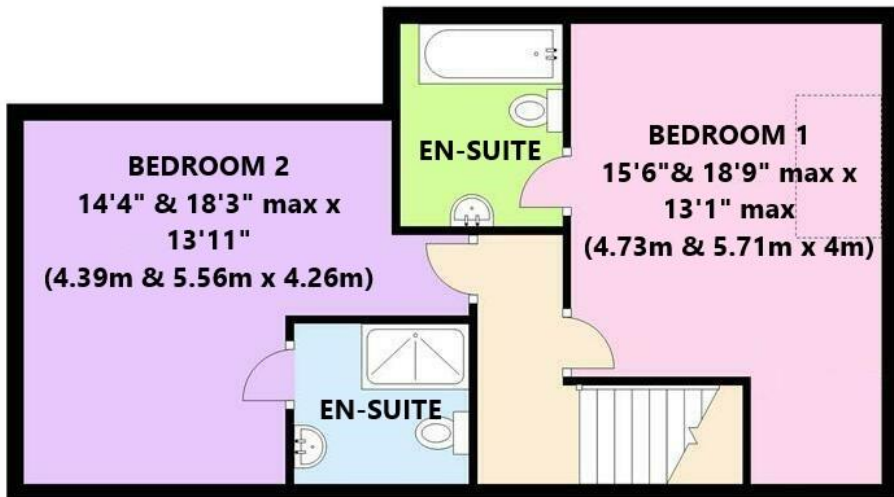




Ground Floor



First Floor





Bedroom 2 is another generous size double, having a sloping roof with 2 Velux double glazed roof windows, recessed ceiling lights and with door to En-suite. This has a white suite having tiled shower with sliding screen door and waterfall shower, WC with concealed cistern, basin with splashback tile and vanity cupboard below, LVT floor, extractor, chrome ladder radiator and obscure UPVC double glazed side window.

There is a good size Garage having electric shutter door, rear worktop, base cupboards and appliance space, part double glazed UPVC rear door, strip lights, and loft access with ladder.

There is a good size Rear Garden having a paved patio and pathway, sleeper steps and retainer to raised rear lawn, lower lawn extends to the side, with planting borders and there is a gate to the front Driveway. There are also external lights and tap.

At the front there is a lawn with paving to the front entrance and there is a good size tarmac Driveway leading to the Garage and widening to the side plot and with a further additional parking space to the front. There is an EV charging point and external lights. The Drive has shared access with number 1A.

Tenure: Freehold

Council Tax Band: New Build to be confirmed.



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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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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