

## 2, Hopyard Close, Gornal Wood, Dudley, West Midlands, DY3 2XJ

Offers In Region Of £379,950



















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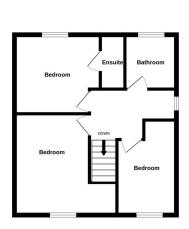
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- GORNAL WOOD
- MODERNISED THROUGHOUT
- STYLISH KITCHEN WITH INTEGRATED APPLIACNES
- WELL ESTABLISHED REAR GARDEN
- EPC C

- DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- THREE BEDROOMS
- DRIVEWAY TO FORE
- · COUNCIL TAX D





Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2025

Fully modernised and tastefully enhanced, gas centrally & double glazed DETACHED HOUSE in a convenient/established neighbourhood within walking distance of GORNAL WOOD, sought after local schools and other amenities. The delightful FAMILY HOME also benefits from; porch, SPACIOUS LOUNGE, dining area, kitchen with integrated appliances, guest WC, utility room, first floor landing, THREE BEDROOMS (one bedroom with ensuite), bathroom, well established rear garden, and driveway to fore. Available with NO UPWARD CHAIN.

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## Accommodation briefly comprises :-

## **Porch**

**Lounge** - 9.78m x 3.84m max (32'1" x 12'7" max )

Kitchen - 3.96m x 2.29m (13'0" x 7'6") with integrated appliances.

**Dining Area** - 2.29m x 1.83m (7'6" x 6'0")

Guest WC - 1.14m x 0.91m (3'9" x 3'0")

Utility Room - 2.74m x 2.21m (9'0" x 7'3") with storage cupboard.

**Storage Space** 

First Floor Landing

Bedroom - 3.28m x 3.1m (10'9" x 10'2")

Ensuite - 2.11m x 0.89m (6'11" x 2'11")

Bedroom - 3.84m max x 3.71m (12'7" max x 12'2")

Bedroom - 3.58m max x 2.36m (11'9" max x 7'9")

**Bathroom** - 2.13m x 1.85m (7'0" x 6'1")

Outside

Well Established Rear Garden

**Driveway To Fore**