



**8 Kingham Close,**  
**DY3 2PH**

**Taylors**

**Offers in the Region of**  
**£259,950**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Delightfully Presented Link-Detached Family Home - Quiet Lower Gornal Location!

Benefiting from gas central heating and double glazing, the property is ideal for families or buyers seeking a peaceful yet well-connected location. The accommodation briefly comprises:

Welcoming reception hall  
Bright and spacious lounge diner  
Well-equipped kitchen  
Convenient guest WC  
First floor landing  
Three comfortable bedrooms  
Modern shower room  
Outside, the property features a well-established rear garden, garage, and driveway to the fore, offering off-road parking.

This is a superb opportunity to secure a well-maintained family home in a sought-after, tucked-away setting. Viewing is highly recommended to fully appreciate the space and location on offer.

Council Tax - C EPC - E Tenure - Freehold.  
Construction: Brick with a pitched interlocking tile roof. All mains services are connected.  
Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](https://checker.ofcom.org.uk/en-gb/broadbandcoverage/)  
Flood Risk - Less than 0.1% chance per annum.  
SEDGLEY BRANCH

### **Reception Hall**

**Lounge Diner** - 4.88m max x 3.96m (16'0" max x 13'0")

**Fitted Kitchen** - 2.87m x 2.67m (9'5" x 8'9")

**Guest WC** - 1.75m x 0.76m (5'9" x 2'6")

### **First Floor Landing**

**Bedroom** - 3.84m x 2.59m (12'7" x 8'6")

**Bedroom** - 3.99m x 2.59m (13'1" x 8'6")

**Bedroom** - 2.97m x 1.93m (9'9" x 6'4")

**Shower Room** - 2.31m x 1.73m max (7'7" x 5'8" max)

**Garage** - 4.9m x 2.54m (16'1" x 8'4")

**Well Established Enclosed Rear Garden**

**Driveway To Fore**





**Council Tax Band:** C

**Tenure:** Freehold

**Property Type:** Detached House

**Taylors**

- LINK DETACHED FAMILY HOME
- POPULAR LOWER GORNAL NEIGHBOURHOOD
- CLOSE PROXIMITY TO USEFUL AMENITIES & TRANSPORT LINKS
- SPACIOUS LOUNGE DINER
- THREE BEDROOMS
- WELL ESTABLISHED MATURE REAR GARDEN
- GARAGE & DRIVEWAY TO FORE
- MUST BE VIEWED TO BE APPRECIATED
- EPC - E
- COUNCIL TAX - C

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#### MISREPRESENTATION ACT 1967

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**Taylor's**

