



8, Kingham Close, Lower Gornal,  
Dudley, 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!

Tucked away in a quiet backwater of Lower Gornal, this charming link-detached family home offers well-presented and spacious accommodation just a short distance from the heart of Gornal Village, with its excellent range of local amenities.

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/](http://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")



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**Council Tax Band: C**

**Tenure: Freehold**

**Property Type: Detached House**

- **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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