



1 Manor Drive,
DY3 2XQ

Taylors

Offers in the Region of
£279,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Charming Semi-Detached Bungalow - Generous Corner Plot in Lower Gornal!

Set on a generous corner plot with beautifully maintained wrap-around gardens, this charming semi-detached bungalow is ideally located in the ever-popular Lower Gornal area, within easy reach of Gornal Village, local amenities, and excellent transport links.

Well-presented throughout and benefitting from gas central heating and double glazing, the accommodation comprises:

Inviting reception hall
Comfortable lounge
Fitted kitchen
Bright and airy conservatory
Three well-proportioned bedrooms
Family bathroom

Externally, the property enjoys wrap-around gardens to the front, side, and rear, providing plenty of outdoor space, along with a driveway & 27FT TANDEM GARAGE offering useful storage or parking.

This delightful bungalow is perfect for those seeking spacious single-level living in a peaceful yet well-connected location. Early viewing is highly recommended.

Council Tax - C EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Reception Hall with storage cupboard & airing cupboard (housing boiler).

Lounge - 7.21m x 3.23m max (23'8" x 10'7" max)

Kitchen - 2.72m x 2.59m (8'11" x 8'6")

Conservatory - 3.3m max x 2.46m (10'10" max x 8'1")

Bedroom - 3.61m max x 2.87m (11'10" max x 9'5") with fitted wardrobes.

Bedroom - 3.73m x 3m (12'3" x 9'10") with fitted wardrobes.

Bedroom - 3.1m max x 2.84m (10'2" max x 9'4") with fitted wardrobes.

Bathroom - 2.44m x 1.63m (8'0" x 5'4")

Garage - 8.51m x 3.15m (27'11" x 10'4")

Driveway To Side

Wrap Around Mature Gardens





Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

Taylors

- GENEROUS CORNER PLOT
- POPULAR LOWER GORNAL NEIGHBOURHOOD
- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- WRAP AROUND MATURE GARDENS
- CLOSE PROXIMITY TO GORNAL VILLAGE & TRANSPORT LINKS
- MUST BE VIEWED TO BE APPRECIATED
- SPACIOUS LOUNGE
- 27FT TANDEM GARAGE
- COUNCIL TAX - C

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