



**36 Brook Street,
DY3 2NA**

Taylors

**Offers in the Region of
£179,950**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Stylish Starter Home in the Heart of Gornal

Wonderfully presented and full of character, this traditional terraced home is ideally located in the heart of Gornal, offering easy access to Gornal Wood Village, popular local schools, and a range of everyday amenities – perfect for first-time buyers or small families.

Stylishly finished throughout, the property features:

A welcoming and attractive lounge

A modern kitchen-diner with contemporary fittings

Two spacious double bedrooms

A stunning family bathroom

Gas central heating and UPVC double glazing

A generous enclosed rear garden, ideal for relaxing or entertaining

This charming home offers a fantastic opportunity to step onto the property ladder in a sought-after location. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

EPC - D. Council Tax - B. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof with small flat felt roof area to ground. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker/

Flood Risk - 0.1% - 1% chance per ann

SEDGLEY BRANCH

Taylors





Council Tax Band: B

Tenure: Freehold

Property Type: Terraced House

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- SUPERB STARTER HOME
- STYLISHLY PRESENTED THROUGHOUT
- SPACIOUS ENCLOSED REAR GARDEN
- STUNNING LOUNGE
- KITCHEN-DINER
- TWO DOUBLE BEDROOMS
- PERFECT GORNAL WOOD LOCATION
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- OUTSTANDING BATHROOM

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MISREPRESENTATION ACT 1967

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The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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