



Rubens Close, Upper Gornal
Dudley

Taylors

Offers in the Region of
£209,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tremendous Starter Home with Distant Views – Upper Gornal

Nestled in a peaceful backwater of Upper Gornal, this deceptively spacious starter home offers a fantastic opportunity for first-time buyers or downsizers. Enjoying distant views and a quiet setting, the property is beautifully presented and ready to move into.

Key features include:

- An attractive lounge offering a warm and welcoming space
- A modern breakfast kitchen with a range of integrated appliances
- A first-floor landing leading to two well-proportioned bedrooms
- A stunning modern shower room
- A landscaped private rear garden, perfect for relaxing or entertaining
- Allocated parking and a front garden for added convenience

This charming home combines comfort, style, and location – and is not to be missed.

EPC - D. Council Tax - B. 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/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Accommodation briefly comprises :-

Lounge - 14'3" x 11'10" max

Modern breakfast kitchen - 12' x 10'1" with various integrated appliances

First floor landing

Bedroom - 12'2" x 8'8" with built-in wardrobes

Bedroom - 10'10" x 6'

Modern shower room 7'7 x 5'9"

Outside

Landscape private rear garden

Garden to front

Allocated parking

Brick with tile roof, gas central heating & uPVC double gl





Council Tax Band: B

Tenure: Freehold

Property Type: Terraced House

Taylors

- POPULAR UPPER GORNAL 'BACK-WATER'
- TWO DOUBLE BEDROOMS
- STYLISHLY PRESENTED STARTER-HOME
- ATTRACTIVE LOUNGE
- MODERN FITTED BREAKFAST-KITCHEN
- STUNNING MODERN SHOWER ROOM
- IMPRESSIVE LANDSCAPED-PRIVATE REAR GARDEN
- ALLOCATED PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

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MISREPRESENTATION ACT 1967

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