



**76 Central Drive,
DY3 2QN**

Taylors

**Offers in the Region of
£199,950**

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Exceptionally Well-Presented Starter Home! Ideally located in the highly sought-after Lower Gornal neighbourhood, this spacious and stylish property is within walking distance of local schools, shops, and a range of amenities.

Benefitting from gas central heating and double glazing throughout, the home features a welcoming entrance hall, a comfortable lounge, and a modern kitchen/diner. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en-suite, as well as a contemporary family bathroom. Outside, you'll find a private rear garden with brick-built storage!

This is a fantastic opportunity to acquire a lovely starter home in a prime location — early viewing is highly recommended!

Council Tax - A EPC - D 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/
Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Hall

Lounge - 3.71m x 3.56m max (12'2" x 11'8" max)

Kitchen Diner - 5.36m x 3.23m max (17'7" x 10'7" max)

First Floor Landing

Bedroom - 3.63m max x 3.02m (11'11" max x 9'11")

Ensuite - 1.85m x 0.94m (6'1" x 3'1")

Bedroom - 3.84m x 3.33m max (12'7" x 10'11" max) (not square)

Bedroom - 2.64m x 2.44m (8'8" x 8'0")

Bathroom - 1.85m x 1.63m (6'1" x 5'4")

Private Rear Garden with brick storage.





Council Tax Band: A

Tenure: Freehold

Property Type: End of Terrace House

Taylors

- DELIGHTFULLY PRESENTED STARTER HOME
- POPULAR LOWER GORNAL NEIGHBOURHOOD
- THREE BEDROOMS (PRINCIPLE BEDROOM WITH EN-SUITE)
- SPACIOUS LOUNGE
- STYLISH KITCHEN DINER
- MUST BE VIEWED TO BE APPRECIATED
- CLOSE PROXIMITY TO LOCAL AMENITIES & TRANSPORT LINKS
- PRIVATE REAR GARDEN

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MISREPRESENTATION ACT 1967

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Taylor's

