



**34 Vale Street,
DY3 3XD**

Taylors

**Offers in the Region of
£279,950**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Impressive Two-Bedroom Detached Home located in Upper Gornal!

Located in the desirable neighbourhood of Upper Gornal, this well-maintained detached family home boasts stunning rear views and offers a fantastic opportunity for buyers seeking space, potential, and a great location.

The property benefits from gas central heating, a mix of timber-framed single glazing and aluminium double glazing, and briefly comprises:

Entrance Hall
Spacious Lounge
Separate Dining Room
Kitchen
First Floor Landing
Two Generously Sized Bedrooms
Family Bathroom

Externally, the home features a generous rear garden perfect for relaxing or entertaining, along with a garage and driveway providing off-road parking to the front.

EPC - TBA Council Tax - 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/ 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

Entrance Hall

Lounge - 4.85m into bay x 3.81m max (15'11" into bay x 12'6" max)

Kitchen - 3.35m x 2.57m (11'0" x 8'5") with pantry.

Dining Room - 4.75m into bay x 2.82m max (15'7" into bay x 9'3" max)

First Floor Landing with overstairs storage.

Bedroom - 4.9m into bay x 3.76m max (16'1" into bay x 12'4" max)

Bedroom - 4.8m into bay x 2.84m max (15'9" into bay x 9'4" max)

Bathroom - 3.58m max x 1.55m (11'9" max x 5'1") with understairs storage.

Loft Room

Garage - 4.83m x 2.59m (15'10" x 8'6")

Mature Generous Rear Garden

Gated Driveway To Fore





Council Tax Band: D

Property Type: Detached House

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- DESIRABLE UPPER GORNAL LOCATION
- DETACHED FAMILY HOME
- CLOSE PROXIMITY TO USEFUL AMENITIES & WELL REGARDED SCHOOLS
- HUGE POTENTIAL
- STUNNING VIEWS TO REAR
- SPACIOUS LOUNGE & SEPERATE DINING ROOM
- GENEROUS PRIVATE REAR GARDEN
- GATED DRIVEWAY TO FORE & GARAGE

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MISREPRESENTATION ACT 1967

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