



**4 Shallcross Lane,
DY3 2HN**

Taylors

**Offers in the Region of
£299,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Impressive Detached Family Home in Lower Gornal – No Upward Chain

Nestled in the peaceful backwaters of Lower Gornal, this beautifully maintained detached residence offers easy access to Gornal Wood Village, highly regarded schools, and a range of local amenities.

This spacious and welcoming home briefly comprises:

Entrance Porch & Reception Hallway
Attractive Lounge leading into a bright Conservatory
Modern Kitchen-Diner with integrated appliances
Three Generous Bedrooms
Stylish Family Bathroom
Integral Garage with internal access
Landscaped, Low-Maintenance Rear Garden
Driveway with Ample Off-Road Parking
EPC - TBA. Council Tax - C. 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 :-

Entrance hall

Reception hall

Lounge 15'4" max by 12'10"

Conservatory 7'5" max by 11'

Kitchen diner 16' x 7'1" with various integrated appliances

First floor landing loft access and door to

Bedroom 15' x 11' 4" max having a range of built-in wardrobes, drawers and storage

Bedroom 8'5" x 13' 2" max

Bedroom, 10'1" by 6'8"

Family bathroom 7'2 x 5'7"

Outside

Garage 8'1" by 20' max having power and lighting and remote controlled roller shutter door

Landscaped, low maintenance rear garden

Driveway and garden to front





Council Tax Band: C

Tenure: Freehold

Property Type: Detached House

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- TREMENDOUS DETACHED FAMILY HOME & NO UPWARD CHAIN
- DESIRABLE CUL-DE-SAC LOCATION
- RECEPTION HALLWAY
- ATTRACTIVE WELL-APPOINTED LOUNGE
- CONSERVATORY
- SPACIOUS KITCHEN-DINER
- THREE GENEROUS BEDROOMS
- FAMILY BATHROOM
- LOW-MAINTENANCE LANDSCAPED REAR GARDEN WITH GENEROUS DRIVEWAY TO FORE
- GARAGE WITH REMOTE CONTROLLED ROLLER SHUTTER DOOR

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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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