



**109, Gospel End Road, Gospel End Village,
Nr Sedgley, DY3 4AL**

Taylors

**Offers in the Region of
£349,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

This charming three-bedroom semi-detached family home is located in the highly desirable Gospel End Village, within easy walking distance of the picturesque Baggeridge Country Park. Well maintained throughout by the current owners, the property benefits from gas central heating and partial double glazing, offering a comfortable and welcoming living environment.

The ground floor features an entrance porch leading into a spacious reception hall, which in turn opens to a generous lounge/diner, perfect for family living and entertaining. A well-appointed kitchen sits to the rear, complemented by a useful utility room with guest WC, adding convenience to the layout.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom. Outside, the home enjoys a large enclosed rear garden, ideal for children, pets, and outdoor relaxation. To the front, there are neatly presented gardens and a driveway providing ample off road parking, along with access to the integral garage.

This delightful home offers an excellent opportunity for families seeking space, convenience, and a sought-after village location!

Council Tax - C EPC - TBA Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat felt roof section. 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

Entrance Hall

Reception Hall

Spacious Lounge Diner - 8.81m into bay x 3.33m max (28'11" into bay x 10'11" max)

Kitchen - 3m x 2.24m (9'10" x 7'4")

Utility Room - 3.02m x 2.36m max (9'11" x 7'9" max)

Guest WC - 1.24m x 0.84m (4'1" x 2'9")

Garden Room - 2.34m x 2.31m (7'8" x 7'7")

First Floor Landing

Bedroom - 4.01m x 2.9m max (13'2" x 9'6" max) with fitted wardrobes.

Bedroom - 3.78m x 3.05m (12'5" x 10'0") with built in wardrobes.

Bedroom - 2.79m max x 2.26m (9'2" max x 7'5")

Bathroom - 2.41m x 2.21m (7'11" x 7'3")

Garage - 4.93m x 2.51m (16'2" x 8'3")

Generous Enclosed Rear Garden

Driveway To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

Taylors

- DESIRABLE GOSPEL END VILLAGE NEIGHBOURHOOD
- MUST BE VIEWED TO BE APPRECIATED
- GENEROUS ENCLOSED REAR GARDEN
- DRIVEWAY WITH AMPLE PARKING TO FORE
- SPACIOUS LOUNGE DINER
- THREE BEDROOMS

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MISREPRESENTATION ACT 1967

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