



**23, Prospect Road, Gornal Wood,
Dudley, DY3 2TP**

Taylors

£199,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

A Truly Enchanting Cottage Full of Character and Charm

Tucked away in the heart of Gornal Wood, this delightful cottage is nothing short of a hidden treasure. From the moment you step inside, you'll fall in love with its perfect blend of traditional character and contemporary style.

The home radiates warmth and personality, boasting a stunning modern kitchen with integrated appliances that's just waiting for you to create memorable meals. The attractive lounge and cosy sitting room offer inviting spaces to relax, while the impressive ground floor bathroom adds a touch of luxury. Upstairs, two generous double bedrooms provide a peaceful retreat, complemented by an adjoining dressing room with exciting potential to become an ensuite shower room.

Outside, the magic continues with a private, well-established garden to the side and rear—a tranquil haven for enjoying sunny afternoons or entertaining friends.

This is more than a home; it's a lifestyle. If you've been dreaming of a property with character, charm, and a prime location, this cottage is ready to make those dreams come true.

Stunning Kitchen - 3.1m x 2.95m (10'2" x 9'8")

Inner Hall

Ground Floor Bathroom

Lounge - 5.49m max x 3.1m (18'0" max x 10'2")

Sitting/ Dining Room - 3.38m max x 3.05m (11'1" max x 10'0")

First Floor Landing

Bedroom - 3.48m x 2.87m (11'5" x 9'5")

Adjoining Dressing/ Store Room - 2.54m x 2.18m (8'4" x 7'2")

Bedroom - 2.92m x 2.39m (9'7" x 7'10")

EPC - TBA. Council Tax - B. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof and flat roof area to ground floor.

All mains services are connected. Broadband/Mobile coverage checker.
www.ofcom.gov.uk/consult/condocs/broadband/broadbandcoverage/
www.ofcom.gov.uk/consult/condocs/telecoms-and-internet/advice-for-consumers/advice-of-compliance/

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Flood Risk - Less than 0.1% chance per annum.





Council Tax Band: B

Property Type: Cottage

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- CHARMING COTTAGE WITH CHARACTER
- NESTLED WITHIN HEART OF GORNAL WOOD
- WALKING DISTANCE TO THE VILLAGE
- TWO DOUBLE BEDROOMS WITH HUGE POTENTIAL
- STUNNING MODERN KITCHEN
- ATTRACTIVE LOUNGE
- DINING ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- REAR & SIDE GARDENS
- STYLISH FAMILY BATHROOM

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MISREPRESENTATION ACT 1967

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