



The
LEE, SHAW
Partnership

2b Hopyard Lane
Lower Gornal, Dudley DY3 2XG

Spacious 3 storey semi-detached



This surprisingly spacious, modern 3 storey Semi-detached Town House is well worth inspection to fully appreciate its size and layout, making an ideal Family Home, further benefitting from off road Driveway Parking and single Garage. The property is also Rated B for Energy Performance.

Located just off Straits Road, the property is well placed within walking distance of Gornal Village with its selection of shops/amenities, local schools and with further facilities in nearby Kingswinford.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Kitchen, Lounge, 1st Floor Landing, 2 Bedrooms, House Bathroom, 2nd Floor Landing and Main Bedroom with En-Suite.

OVERALL, A WELL PLANNED MODERN FAMILY HOME IN A CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having laminate floor, composite double glazed front door, radiator, stairs to 1st Floor, side obscure UPVC double glazed window, door to Garage and doors to:

Kitchen having a range of grey shaker style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Flavel built-in oven, Flavel gas hob with cooker hood over, integrated Kenwood slimline dishwasher, integrated Indesit washing machine, tall housing with integrated fridge freezer, radiator and UPVC double glazed bay window to front.

There is a Guest Cloakroom having a white suite with WC, basin and vanity cupboard, radiator, extractor fan and laminate floor.





Available with no onward chain

The Lounge is located to the rear with UPVC double glazed bay having centre UPVC double glazed doors to Garden, laminate floor and Store (below stairs).

On the 1st Floor, there is a Landing with side obscure UPVC double glazed window, radiator, stairs to 2nd Floor and doors to:

Bedroom 2 being a double size room with built-in double wardrobe, radiator and UPVC double glazed window. Bedroom 3 is a single size room with UPVC double glazed window and built-in wardrobe.

There is a Family Bathroom having a white suite with bath having tiled surround, shower over and side shower screen, WC, basin with vanity cupboard and tiled splashback, shaver point, obscure UPVC double glazed window, radiator and extractor fan.

On the 2nd Floor, there is a Landing having spindle balustrade to stairs and door to:

Bedroom 1 being a double size room with UPVC double glazed rear dormer window, 2 radiators and double wardrobe.

There is an En-Suite to the front having a white suite with tiled corner shower cubicle having curved screen doors, WC, basin with vanity cupboard below and tiled splashback, shaver point, radiator, double glazed roof window and Eaves Store (with ideal gas central heating boiler).



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Convenient for amenities

The single Garage has a UPVC double glazed rear window, part double glazed UPVC door, loft access and up and over door.

The Rear Garden has a patio, lawn, decking and summerhouse.

There is a tarmac Driveway providing off-road parking.



Tenure: Freehold.

Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

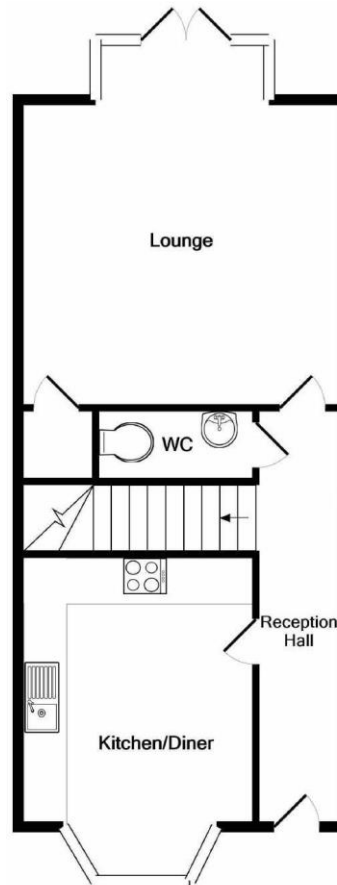
Council Tax Band C.



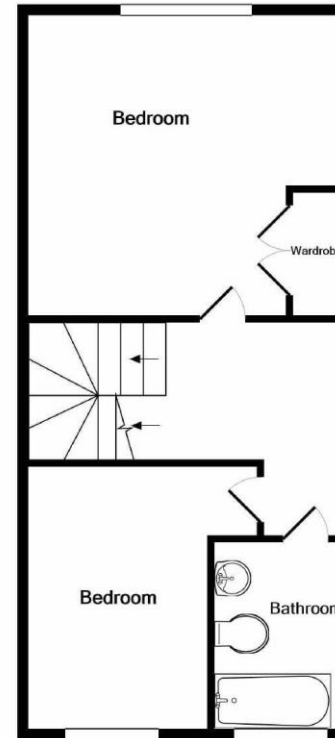
The
LEE, SHAW
Partnership

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

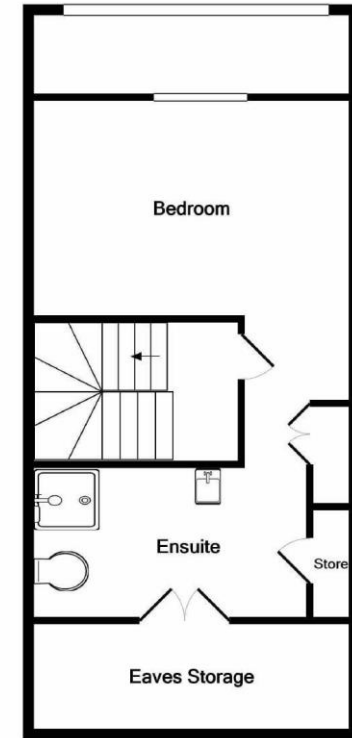
Reception Hall
Guest Cloakroom
Kitchen:
 11'9" into bay x 8'6" (3.59m x 2.60m)
Lounge:
 15'3" max x 11'11" (4.66m x 3.64m)
1st Floor Landing
Bedroom 2:
 12' x 11'11" (3.66m x 3.64m)
House Bathroom:
 6'10" x 5'6" (2.09m x 1.69m)
2nd Floor Landing
Bedroom 1:
 13'1" extends to 16'10" max x 11'1" (3.99m
 & 5.13m x 3.65m)
En-Suite:
 9'11" x 5'3" (3.03m x 1.60m)
Garage:
 16'11" x 9'6" (5.15m x 2.90m)



Ground Floor



1st Floor



2nd Floor

FLOOR PLANS

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.