



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  D

Old Park Road, Upper Gornal

Offers Over £220,000



Hunters are pleased to present this extended three-bedroom semi-detached property situated on Old Park Road, Dudley, offering well-proportioned accommodation, two reception rooms, a useful pantry and a larger-than-average private rear garden.

The ground floor provides a welcoming entrance hall with access to a useful pantry, providing additional storage and practicality. There are two separate reception rooms offering versatile living and dining space and a well-appointed kitchen which also provides convenient access to the rear garden. The extended layout offers excellent flexibility for modern family living, home working or entertaining.

To the first floor are three well-proportioned bedrooms, along with a family bathroom. The landing also benefits from access to the loft, providing further storage potential.

Externally, the property benefits from a particularly generous private rear garden, offering an excellent outdoor space for relaxing, entertaining and family use. The garden also benefits from convenient side access. To the front is off-road parking, adding further practicality.

Located on Old Park Road in Dudley, the property is well placed for access to a range of local amenities, schools, shops and transport links, making it a practical choice for families and commuters alike.

Call us on 01902 672274 to secure your viewing !!

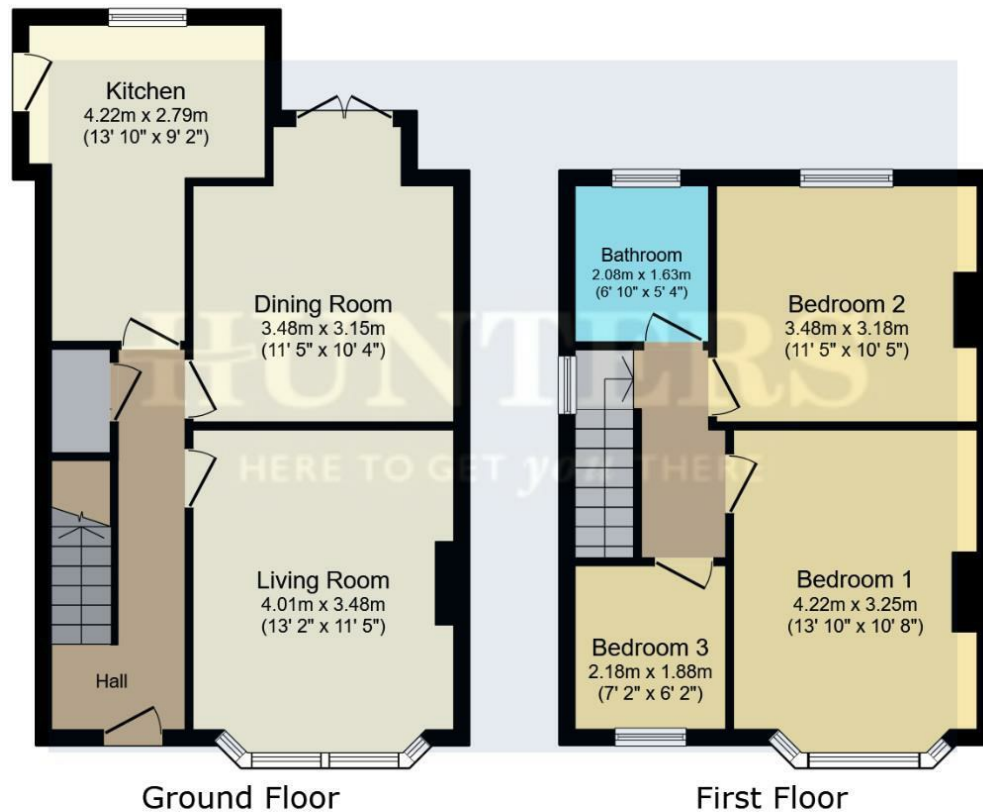
KEY FEATURES

- EXTENDED SEMI-DETACHED FAMILY HOME
 - TWO RECEPTION ROOMS
 - EXTENDED KITCHEN
- UPSTAIRS FAMILY BATHROOM
 - THREE BEDROOMS
 - PRIVATE REAR GARDEN
 - OFF ROAD PARKING
- OFFERED WITH NO ONWARD CHAIN



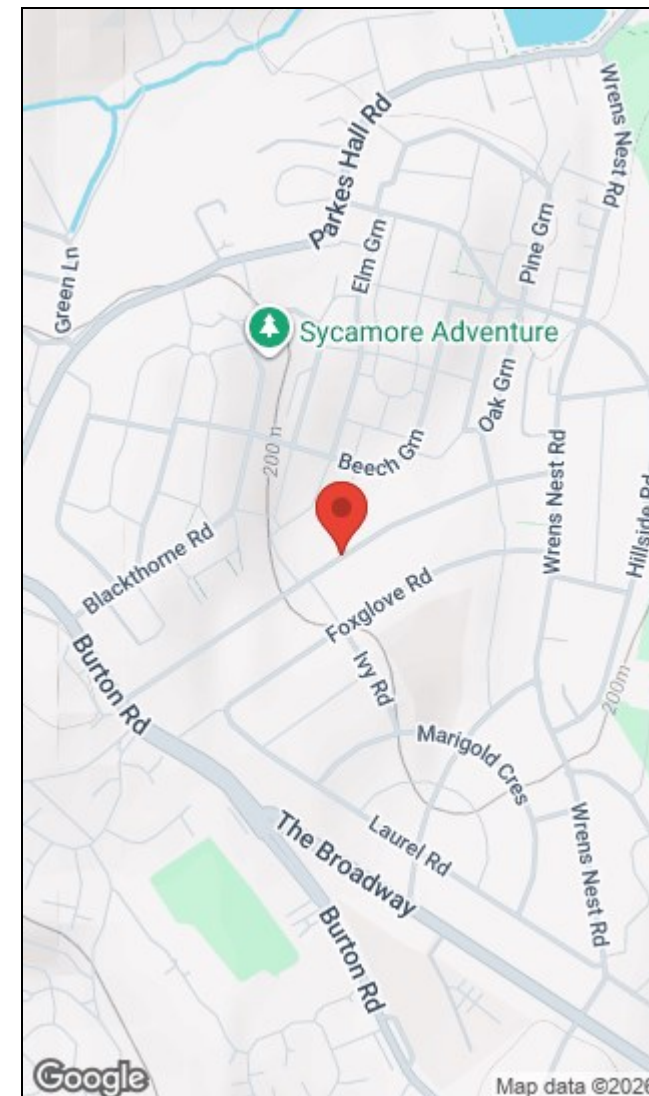






Total floor area: 87.2 sq.m. (938 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		76			
	60				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.