



**Connells**

Mount Close  
Dudley



## Property Description

This charming detached home is located in a sought-after cul-de-sac within the popular lower Gornal area, making it an ideal choice for first-time buyers and families alike. The current owners have maintained the property meticulously, showcasing well-kept living spaces. Its corner plot position not only enhances privacy but also presents significant potential for expansion, subject to planning permission. Furthermore, the residence is conveniently situated near local schools, Gornal Village, and accessible bus routes, adding to its appeal.

## Entrance Hall

Double glazed door to the front elevation, double glazed window to the front, stairs to first floor accommodation, built-in storage cupboard.

## Lounge

17' 1" x 12' 6" ( 5.21m x 3.81m )

Double glazed patio doors to the rear elevation, open fire with feature surround, central heating radiator.

## Dining Room

8' 6" x 7' 7" ( 2.59m x 2.31m )

Double glazed patio doors to the rear elevation, central heating radiator.

## Kitchen

13' 1" x 7' 7" ( 3.99m x 2.31m )

A fitted kitchen to include wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the front elevation.

## First Floor

### Landing

Loft access, double glazed window to the front elevation.

### Bedroom One

12' 8" x 10' 2" ( 3.86m x 3.10m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

9' 6" x 9' 6" ( 2.90m x 2.90m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

9' 2" x 7' 7" ( 2.79m x 2.31m )

Double glazed window to the front, central heating radiator.

### Bathroom

7' 7" x 7' 4" ( 2.31m x 2.24m )

Suite to comprise bath, wash hand basin., airing cupboard, central heating radiator, double glazed window to the rear.

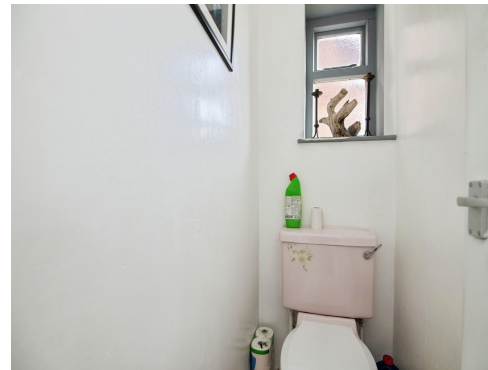
### Separate Wc

Low level w.c., double glazed window to the side elevation.

## Outside

To the front of the property tarmac driveway giving off road parking, lawned area with various shrubs & borders, side access to rear garden, distant views to front.

Mature rear garden set on a generous corner plot having lawn with various shrubs & borders.

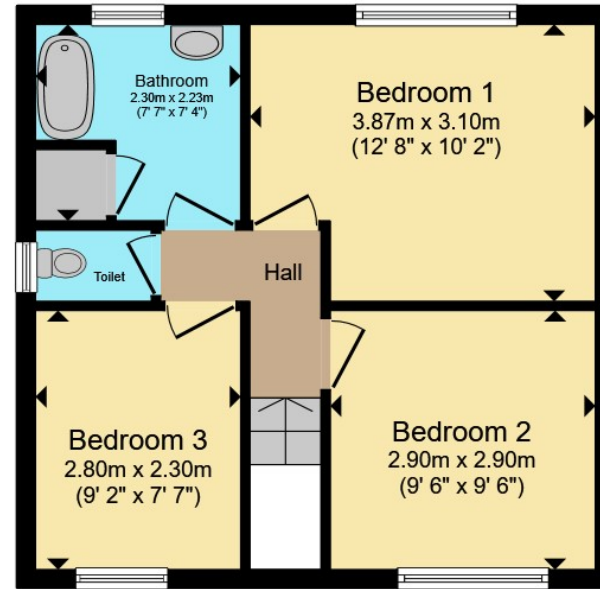








**Ground Floor**



**First Floor**

Total floor area 76.5 m<sup>2</sup> (823 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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