

Robert Street, Lower Gornal

DY3 2AY

Taylors

Offers in the Region of

£324,950

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

STUNNING THREE-BEDROOM DETACHED FAMILY HOME! Ideally positioned in the heart of Gornal, this impressive detached family home enjoys a convenient location within walking distance of popular local schools, Gornal Village and a wide range of amenities.

Much improved and extended by the current owners in recent years, the property has been finished to an impeccable standard and offers beautifully presented, spacious and versatile accommodation throughout. Benefitting from gas central heating and double glazing, the well-thought-out accommodation briefly comprises: entrance hall with guest WC, impressive open-plan kitchen/diner with adjoining sitting area, separate lounge, first-floor landing, THREE BEDROOMS and family bathroom. Outside, the property further benefits from an enclosed rear garden and gated, generous driveway providing ample off-road parking.

A superb family home which must be viewed to be fully appreciated!

Council Tax - D EPC - D Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat 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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall with access to Guest WC.
Lounge - 3.84m x 3.35m (12'7" x 11'0")
Open Plan Kitchen Diner - 6.58m x 6.38m max (21'7" x 20'11" max)
First Floor Landing
Bedroom - 3.3m x 3.2m max (10'10" x 10'6" max) with fitted wardrobes.
Bedroom - 3.68m x 3.66m max (12'1" x 12'0" max) with built in storage.
Bedroom - 2.39m x 2.26m (7'10" x 7'5")
Bathroom
Enclosed Rear Garden
Gated Driveway To Fore

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Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

- BEAUTIFULLY PRESENTED EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS
- STUNNING OPEN PLAN KITCHEN DINER WITH SITTING AREA
- GATED GENEROUS DRIVEWAY TO FORE
- WALKING DISTANCE OF GORNAL VILLAGE
- EARLY VIEWING RECOMMENDED

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MISREPRESENTATION ACT 1967
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