



Connells

Mount Close
Lower Gornal Dudley

Mount Close Lower Gornal Dudley DY3 2PU

for sale
£240,000



Property Description

This semi-detached home is located in a sought-after cul-de-sac within the attractive lower Gornal area, making it an ideal choice for first-time buyers and families. The property comes with the advantage of no upward chain, enhancing its appeal. Its prime location provides easy access to Gornal Village, which features a variety of shops and bus services, as well as local schools and the scenic Himley Hall Park.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor

Entrance Porch

Double glazed door to front elevation, double glazed window to front elevation.

Living/ Dining Room

Door to front elevation, stairs to first floor accommodation, central heating radiator, gas fire with surround, stairs to first floor accommodation.

Kitchen

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with tap over, gas cooker, washing machine, space for domestic appliances, double glazed window to rear elevation, door to side leading to garden.

Conservatory

Double glazed windows to rear and side elevations, double glazed french doors to side elevation leading to garden.

Garage

Up and over door to front elevation

First Floor

Landing

loft access, double glazed window to front elevation.

Bedroom One

Double glazed window to rear elevation, central heating radiator

Bedroom Two

Double glazed window to front elevation, central heating radiator

Bedroom Three

Double glazed window to front elevation, central heating radiator

Bathroom

Suite to comprise, bath, shower enclosure, wash hand basin, heated towel rail, tiling, double glazed window to rear elevation

Wc

low level WC, tiling , double glazed window to side elevation.

Outside

To the front of the property driveway giving off road parking, side access to rear garden

Low maintenance rear garden having paved patio area, step approach for further garden area with gravel, paved path, various shrubs and storage shed.

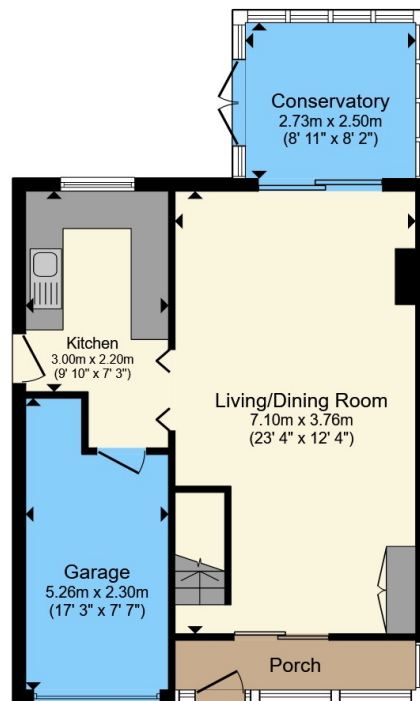
Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

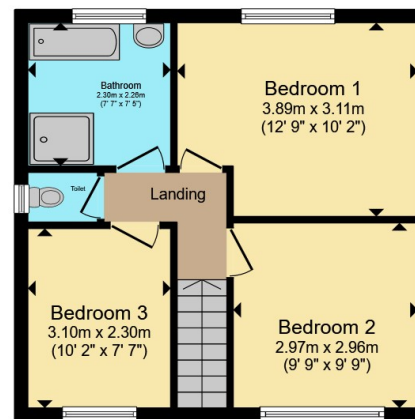








Ground Floor



First Floor

Total floor area 89.2 m² (960 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



To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314990



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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