

HUNTERS[®]

HERE TO GET *you* THERE



Hopyard Lane

Lower Gornal, DY3 2XG



Council Tax: D



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£375,000



Front Of The Property

To the front of the property is a gravelled driveway, canopy with recessed spotlights and door leading to the entrance hall and an EV charger.

Entrance Hall

With a double glazed composite door to front, tiled floor, double glazed window to side, door to lounge and a central heating radiator.

Lounge

15'5" x 14'9" (4.7 x 4.5)

With a door from the entrance hall, open to dining area, double glazed window to front, electric fire with decorative surround, recessed spotlights and a central heating radiator.

Bedroom Four/Play Room

12'1" x 8'2" (3.7 x 2.5)

With a door from the entrance hall, double glazed window to front, storage cupboard, door to shower room, cupboard housing boiler and a central heating radiator.

Shower Room

With a door leading from the bedroom/study this stunning shower room has a walk in shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled floor and walls, LED mirror, recessed spotlights, extractor fan, shaver point and a chrome heated towel rail.

Dining Room

9'10" x 9'10" (3 x 3)

Opening from the lounge, double glazed door and window to the rear, door to kitchen and a central heating radiator.

Kitchen

12'9" x 8'10" (3.9 x 2.7)

With a door from the dining room, fitted wall and base units, work surfaces with matching upstands, integrated fridge freezer, plumbing for washing machine and dishwasher, space for range cooker, stainless steel cooker hood, tiled floor, recessed spotlights, double glazed door to rear, double glazed window to side and a central heating radiator.

Landing

With stairs from the entrance hall, doors to rooms and recessed spotlights.

Bedroom One

14'9" x 12'5" (4.5 x 3.8)

With a door from the landing, double glazed window to front, fitted wardrobes, recessed spotlights and a central heating radiator.

Bedroom Two

15'8" x 9'2" (4.8 x 2.8)

With a door from the landing, double glazed window to rear, recessed spotlights and a central heating radiator.

Bedroom Three

11'5" x 8'6" (3.5 x 2.6)

With a door from the landing, double glazed window to front, recessed spotlights and a central heating radiator.

Bathroom

With a door from the landing this gorgeous family bathroom has a separate bath, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to rear, recessed spotlights, tiled floor, part tiled walls and a chrome heated towel rail.

Garden

With access from the dining room and kitchen, this deceptively spacious private rear garden has a patio area with steps leading to a lawn which is bordered with conifers, there is a path which opens up to a further generous sized lawn area which is bordered with shrubs, has a lovely decked area and steps leading to the garage.

Garage

29'10" x 9'6" (9.1 x 2.9)

With an electric roller door to front, two double glazed window to side, composite door to side, power and light.



Road Map



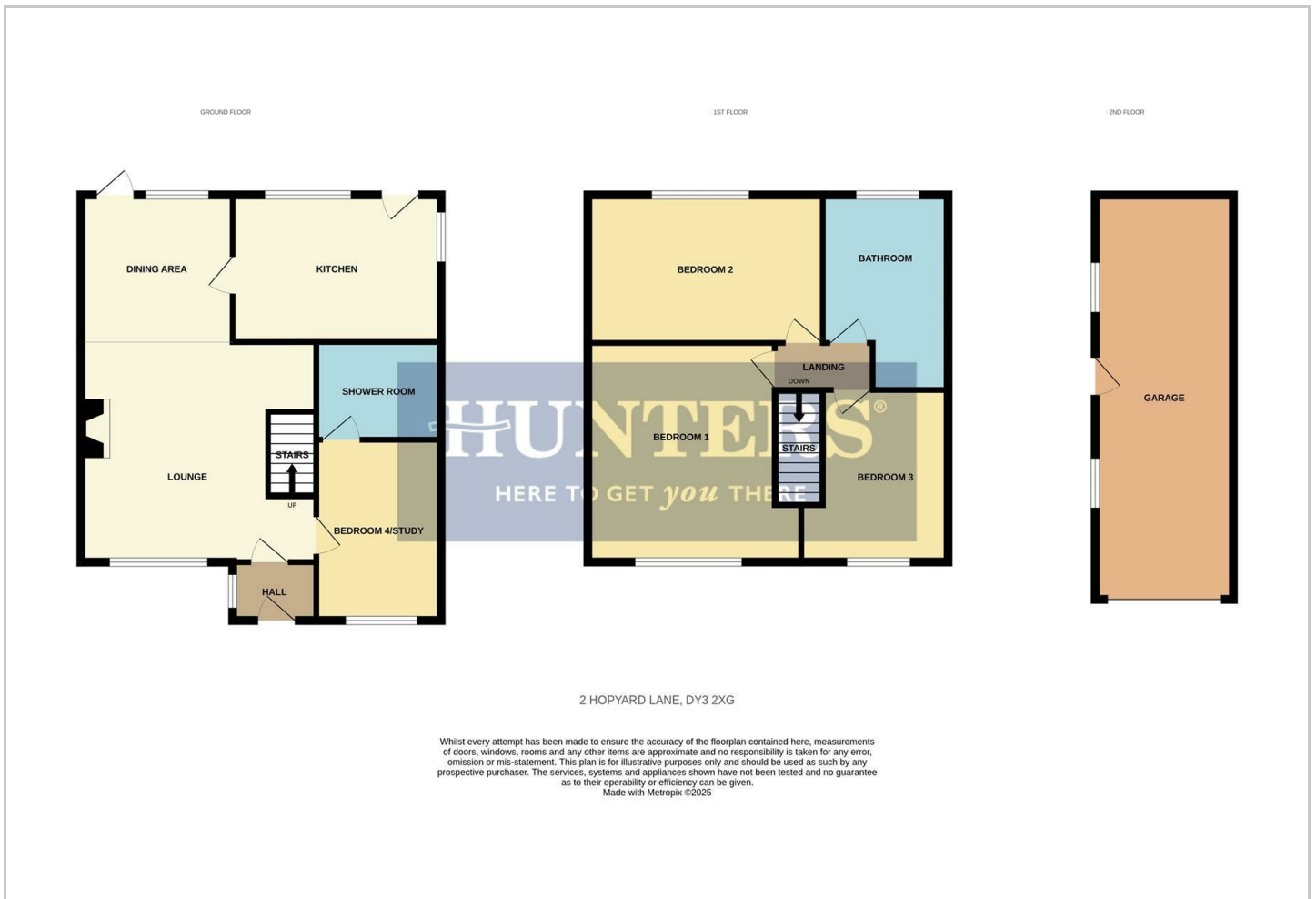
Hybrid Map



Terrain Map

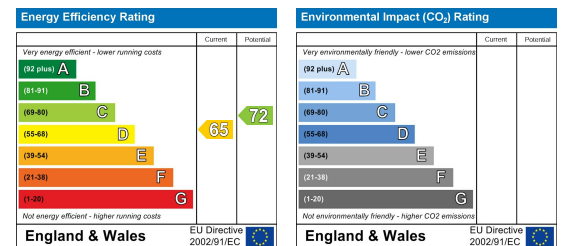


Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.