



## 5 St. Andrews Close

Lower Gornal, Dudley, DY3 3AD

**£240,000**



Enjoying a cul-de-sac location this 3 Bed Semi Detached property sits behind a driveway offering off road parking and garage to the side. The property itself offers Entrance Hallway, Kitchen, a lovely Lounge spanning across the back of the property, 3 Bedrooms and a Family Bathroom. To the rear there is a well maintained garden. Viewing Recommended



## Property Description

Well presented 3 Bed Semi Detached property which benefits from its quiet cul-de-sac location.

Set Back from the road behind a driveway with off road parking the property offers....

Garage to the side of the property with up and over door to the fore and one door leading through to Kitchen and another into the back garden

Entrance Porch

Entrance Hallway with tiled floor and doors leading to Kitchen and Living Room

Kitchen - Modern Kitchen with an abundance of worktop space and a range of wall and base units with dining space

Living Room - spanning the width of the property this room light, airy and well presented Living Room looks out over the rear garden

Bedroom 1 - Good Sized Double Room to the rear of the property

Bedroom 2 - Another Double Bedroom to the front

Bedroom 3 - to the rear of the property

Family Bathroom - featuring a white suite with shower over bath

Rear Garden - an idyllic space to relax and unwind with patio area leading down to lawn surrounded by well established plants and shrubs

This a lovely property in a popular area that demands closer inspection

## Porch

## Entrance Hallway

## Kitchen

11'10" x 9'9" (3.62 x 2.98)

## Living Room

18'6" x 11'10" (5.65 x 3.62)

## Bedroom 1

11'10" x 10'6" (3.62 x 3.21)

## Bedroom 2

12'1" x 9'8" (3.69 x 2.96)

## Bedroom 3

8'10" x 6'0" (2.71 x 1.83)

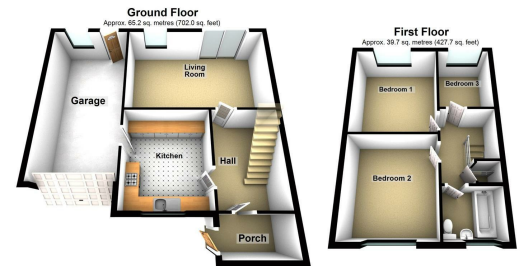
## Family Bathroom

6'7" x 5'6" (2.01 x 1.69)

## Area Map

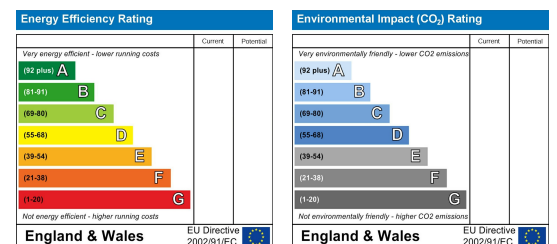


## Floor Plans



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)

## Energy Efficiency Graph



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