



**33, Tennyson Road, Straits, Lower Gornal,
DY3 3BS**

Taylor's

Offers in the Region of
£364,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

TREMENDOUSLY EXTENDED & IMPROVED DETACHED BUNGALOW IN HIGHLY SOUGHT-AFTER "THE STRAITS"

Beautifully positioned in the desirable and well-established "The Straits" neighbourhood, this impressively extended and significantly upgraded detached bungalow offers spacious and flexible accommodation, ideal for those seeking single-level living without compromising on space or style.

The property is gas centrally heated and double glazed throughout, and is conveniently located within easy walking distance of a variety of everyday amenities including local shops, a post office, and the scenic Cotwall End Valley Country Park.

The superbly appointed accommodation comprises:

- Enclosed porch
- Welcoming reception hallway
- Spacious and bright lounge/diner
- Modern fitted kitchen
- Useful utility room with guest WC
- Versatile conservatory overlooking the garden
- Two/three bedrooms offering flexible living or home office options
- Contemporary shower room

Externally, the home features:

A mature, private rear garden – perfect for relaxing or entertaining

Garage and driveway to fore, offering ample off-road parking

Neatly maintained front gardens

This is a rare opportunity to secure a high-quality bungalow in one of the area's most desirable settings, combining peace, practicality, and excellent local amenities.

Early viewing is strongly recommended.

Council Tax - D EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - 1-3.3% chance per annum.

SEDGLEY BRANCH

Porch

Reception Hallway with storage cupboards.

Lounge Diner - 7.09m max x 4.24m max (23'3" max x 13'11" max)

Kitchen - 4.09m x 2.34m (13'5" x 7'8")

Utility Room - 2.34m max x 1.98m (7'8" max x 6'6")

Guest WC - 1.04m x 0.76m (3'5" x 2'6")

Conservatory - 2.95m x 2.54m (9'8" x 8'4")

Bedroom/ Office - 2.44m x 2.11m (8'0" x 6'11")

Bedroom - 3.53m x 3.33m (11'7" x 10'11")

Bedroom - 3.43m x 3.33m (11'3" x 10'11")

Shower Room - 2.08m x 1.68m (6'10" x 5'6")

Outside

Garage

Private Rear Garden

Driveway To Fore

By law, we are required to conduct anti-money laundering checks or we take this responsibility very seriously. In line with HMRC guidelines we will securely manage these checks on our behalf. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric check, a refundable fee of £40 + VAT per person will apply for these checks, 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.

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Council Tax Band: D

Tenure: Freehold

Property Type: Detached Bungalow

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- HIGHLY SOUGHT AFTER STRAITS LOCATION
- DETACHED BUNGALOW
- TWO/ THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- CONSERVATORY OVER LOOKING MATURE REAR GARDEN
- NO UPWARD CHAIN
- GARAGE & DRIVEWAY
- WALKING DISTANCE OF LOCAL AMENITIES
- EPC - TBA
- COUNCIL TAX - D

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MISREPRESENTATION ACT 1967

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