



**9, Roundhouse Road, Upper Gornal,
Dudley, DY3 2AX**

Taylors

Offers in the Region of
£239,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Beautifully Presented Semi-Detached Home in a Sought-After Upper Gornal Cul-de-Sac
Ideally positioned within a popular and quiet Upper Gornal cul-de-sac, this beautifully presented semi-detached home offers easy access to highly regarded local schools, Gornal Wood Village, scenic dog-walking routes, and a variety of local amenities.

Benefiting from gas central heating and double glazing, the well-appointed accommodation briefly comprises: entrance porch, welcoming hallway, spacious lounge/dining area, stylish modern kitchen, useful utility room, first-floor landing, two generous bedrooms, and a family bathroom.

Outside, the property enjoys a mature, enclosed rear garden, garage, and a generous driveway providing ample off-road parking.

This delightful home perfectly blends comfort, space, and convenience – an ideal choice for growing families. Early viewing is highly recommended!

Council Tax - B 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 - Less than 0.1% chance per annum.

SEDGELEY BRANCH

Entrance Porch

Hall

Lounge - 6.05m x 2.97m max (19'10" x 9'9" max)

Kitchen - 3.61m x 1.91m (11'10" x 6'3")

Utility Room - 2.79m x 2.72m (9'2" x 8'11")

Garage - 3.81m x 3.81m max (12'6" x 12'6" max) (not square)

First Floor Landing with airing cupboard.

Bedroom - 3m into fitted wardrobes x 2.9m max (9'10" into fitted wardrobes x 9'6" max) with fitted wardrobes.

Bedroom - 3.68m into fitted wardrobes x 2.69m (12'1" into fitted wardrobes x 8'10") with fitted wardrobes.

Bathroom - 1.85m x 1.65m (6'1" x 5'5")

Mature Enclosed Rear Garden

Driveway To Fore



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 Goedkoop will conduct these checks on our





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- IDEAL STARTER HOME IN POPULAR UPPER GORNAL NEIGHBOURHOOD
- TWO BEDROOMS
- SPACIOUS LOUNGE DINER
- STYLISH KITCHEN & SEPARATE UTILITY ROOM
- MATURE ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES & WELL REGARDED SCHOOLS
- MUST BE VIEWED TO BE APPRECIATED
- GENEROUS DRIVEWAY TO FORE

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MISREPRESENTATION ACT 1967

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