



9 Clarence Street, Upper Gornal

DY3 1UL

Taylor's

Offers in the Region of
£169,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

AN IMMACULATELY PRESENTED & EXTENDED TWO-BEDROOM HOME, superbly situated in the ever-popular Upper Gornal neighbourhood, just a short walk from a variety of local amenities, shops, eateries, and convenient transport links. Recently refurbished throughout by the current owners, this impressive property offers modern, move-in-ready accommodation with gas central heating and double glazing.

The layout comprises: welcoming reception hall, cosy separate sitting room, and a bright, stylish open-plan kitchen/dining/living space ideal for everyday living and entertaining. A useful cellar provides additional storage. To the first floor, the property features two well-proportioned bedrooms and a beautifully appointed contemporary shower room.

Outside, the home enjoys an enclosed rear garden, offering a private space perfect for relaxation or outdoor dining.

Benefitting from NO UPWARD CHAIN, this superb home is perfect for first-time buyers, downsizers, or anyone seeking a high-quality property in a sought-after location!

Council Tax - B EPC - D 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.

SEDGLEY BRANCH

Reception Hall with storage cupboard.

Open Plan Kitchen Diner:

Lounge/ Diner Area - 7.62m x 3.35m max (25'0" x 11'0" max)

Kitchen - 3.91m x 3.48m (12'10" x 11'5")

Sitting Room - 3.94m x 2.62m max (12'11" x 8'7" max) with storage cupboard.

Guest WC - 1.7m x 0.89m max (5'7" x 2'11" max)

Cellar

First Floor Landing

Bedroom - 3.96m x 3.53m (13'0" x 11'7")

Bedroom - 3.94m x 2.92m max (12'11" x 9'7" max)

Shower Room - 2.74m x 1.73m (9'0" x 5'8")

Private Rear Garden





Council Tax Band: B

Tenure: Freehold

Property Type: Terraced House

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- NO UPWARD CHAIN
- RECENTLY REFURBISHED THROUGHOUT BY CURRENT OWNERS
- POPULAR UPPER GORNAL POSITION
- EXTENDED FAMILY HOME WITH TWO BEDROOMS
- STUNNING OPEN PLAN KITCHEN DINER/ LOUNGE
- MUST BE VIEWED TO BE APPRECIATED

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