



119, Wood Road, Lower Gornal,
DY3 2LR

Taylors

Offers in the Region of
£279,950

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, situated within the popular LOWER GORNAL neighbourhood. Maintained to a high standard throughout by the current owners, the property is ideally positioned close to local amenities, reputable schools, and excellent transport links.

Benefiting from gas central heating and double glazing throughout, the well-planned accommodation briefly comprises: entrance hall, stunning lounge, separate dining room, inner hall with useful storage and guest WC, and a modern kitchen with rear porch.

To the first floor, the landing provides access to four well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys an enclosed rear garden, complete with a fantastic "man cave" to the rear, ideal for entertaining, working from home, or use as a hobby space.

This is a superb opportunity to acquire a spacious family home in a sought-after location, and early viewing is highly recommended!

Council Tax - B EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. 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

Hall

Lounge - 4.7m x 3.33m max (15'5" x 10'11" max)

Dining Room - 3.76m x 2.87m max (12'4" x 9'5" max) with storage cupboard.

Kitchen - 3.53m x 2.74m (11'7" x 9'0")

Inner Hall with storage cupboard.

Guest WC - 1.85m x 0.76m (6'1" x 2'6")

Rear Porch

First Floor Landing

Bedroom - 4.34m x 2.11m max (14'3" x 6'11" max)

Bedroom - 3.07m x 2.87m max (10'1" x 9'5" max)

Bedroom - 2.95m into fitted wardrobes x 2.74m max (9'8" max) with fitted wardrobes.

Bedroom - 2.49m max x 2.49m (8'2" max x 8'2")

Bathroom - 1.98m x 1.52m (6'6" x 5'0")





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- POPULAR LOWER GORNAL NEIGHBOURHOOD
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE & SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN WITH "MAN CAVE"
- CLOSE PROXIMITY TO LOCAL AMENITIES & WELL REGARDED SCHOOLS

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MISREPRESENTATION ACT 1967

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