8, Board School Gardens, Upper Gornal

DY3 1XA

Taylors

Offers in the Region of

£219,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A DECEPTIVELY SPACIOUS SEMI-DETACHED BUNGALOW, ideally positioned within a popular Upper Gornal cul-de-sac, offering easy and level access to local shops, bus stops, and a wide range of everyday amenities.

Beautifully presented and benefitting from gas central heating and double glazing throughout, this impressive bungalow comprises an entrance hallway, a welcoming lounge, a well-appointed fitted kitchen with various integrated appliances, two excellent double bedrooms with built-in storage, and a modern shower room.

Outside, the property enjoys a low-maintenance enclosed rear garden, a garage, driveway parking, and a neat front garden.

Offered with NO UPWARD CHAIN, this is a fantastic opportunity in a highly sought-after and convenient location.

Accommodation briefly comprises :-
Hallway
Lounge: 15’6” by 10’6”
Fitted Kitchen: 8’10" x 8’9"
Bedroom: 10’ 8" by 10’0" with built-in wardrobes
Bedroom: 8’ 10" x 7’4" with built-in wardrobes
Shower room: 6’ 10" x 5’7"
Garage: 19'0" x 8'10"

Enclosed, private and low maintenance rear garden, driveway and garden to front.

EPC - C. Council Tax - 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/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

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, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the 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: Semi-Detached Bungalow

- TWO BEDROOMS BUNGALOW
- DESIRABLE UPPER GORNAL CUL-DE-SAC
- GARAGE
- DRVIEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO UPWARD CHAIN
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM
- SPACIOUS LOUNGE

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These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

MISREPRESENTATION ACT 1967
These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

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