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# Harcourt Drive

## Lower Gornal, Dudley, DY3 2PW

## Asking Price £270,000

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Hunters are delighted to present this spacious and versatile three-bedroom property, offering generously proportioned accommodation arranged over two floors. With a practical layout and a wealth of living space, this property presents an excellent opportunity for families, first-time buyers and those looking for a home with additional space to accommodate changing lifestyle needs.

Upon entering the property, you are welcomed by an entrance hall providing access to the principal ground-floor accommodation and stairs leading to the first floor. The impressive living/dining room offers a fantastic space for both everyday living and entertaining, with ample room for comfortable seating and a dedicated dining area. The kitchen is conveniently positioned alongside, providing a functional space for meal preparation, while a separate utility room offers additional storage and practicality, helping to keep the main kitchen area organised.

A further notable benefit is the integral garage, offering secure parking, valuable storage space or potential for alternative uses, subject to any necessary consents.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom offers comfortable accommodation, while the second bedroom is also generously sized. The third








Living/Dining Room 24' 10" x 12' 7" (7.57m x 3.84m)
Bright and spacious, the living/dining room stretches generously across the ground floor, offering a welcoming space for relaxing and entertaining. The room features a large bay window at the front, flooding the area with natural light, and opens at the rear to a dining space with sliding doors that lead out to the garden, seamlessly connecting indoor and outdoor living.

Kitchen 11' 8" x 6' 11" (3.56m x 2.11m)
The kitchen is a practical, well-appointed space featuring modern cabinetry and dark granite-effect worktops. A large window over the sink looks out onto the rear garden, letting in plenty of light. There is space for essential appliances and plenty of work surfaces to accommodate cooking and food preparation.

Utility 10' 11" x 7' 9" (3.33m x 2.36m)
The utility room offers additional space for laundry and storage, featuring a door leading to the rear garden for practical access. It is thoughtfully positioned adjacent to the kitchen and garage, providing a useful workspace away from the main living areas.

Bedroom 1 12' 5" x 9' 5" (3.78m x 2.87m)
The master bedroom is a comfortable double with a large window overlooking the front of the property. It offers a peaceful retreat with neutral decor and ample space for bedroom furniture.

Bedroom 2 12' 1" x 8' 10" (3.68m x 2.69m)
Bedroom 2 is a generous double bedroom with a window looking out to the rear garden, providing a light and airy feel. It is well-sized for a variety of bedroom furniture and offers plenty of natural light.

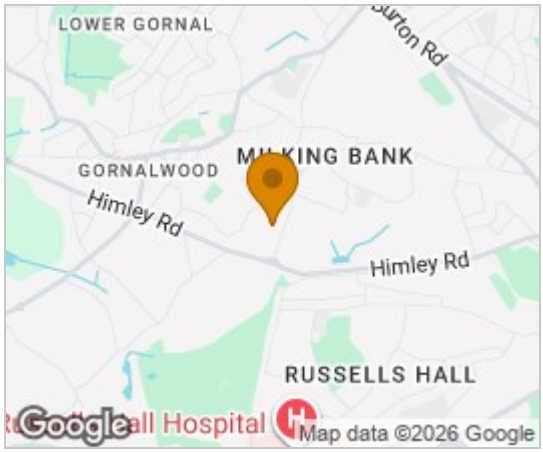
Bedroom 3 9' 4" x 6' 0" (2.84m x 1.83m)
Bedroom 3 is a smaller room, ideal for use as a single bedroom, nursery, or study. It benefits from a window that faces the front of the property, making it bright and versatile in its use.

Bathroom 6' 5" x 6' 2" (1.96m x 1.88m)
The bathroom is modern and well-finished with wall tiles in soft grey tones. It comprises a full-size bath with shower overhead, a contemporary vanity unit with a sink, and a close-coupled WC. A frosted window offers natural light and privacy.

Rear Garden
The rear garden is a peaceful and private outdoor space, predominantly laid to lawn and bordered by mature plants and shrubs. A paved patio area sits just outside the sliding doors, perfect for outdoor seating and dining, while the lawn offers ample space for gardening or play.

Garage 17' 9" x 7' 10" (5.41m x 2.39m)
The garage is a practical feature of the property, offering secure parking or valuable storage space. It is accessed internally via the hall and externally from the driveway, making it convenient for day-to-day use.

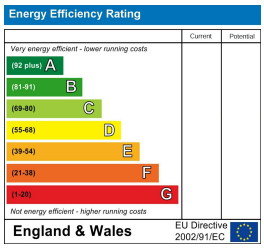
## Area Map

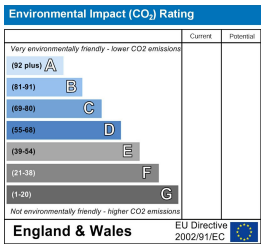



## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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