



Kipling Road, The Straits, Lower Gornal
DY3 3DY

Taylors

Offers in the Region of
£385,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

STUNNING DETACHED THREE-BEDROOM BUNGALOW IN A DESIRABLE STRAITS LOCATION

Situated in the highly sought-after Straits neighbourhood, this stunning detached three-bedroom bungalow is ideally positioned within walking distance of Baggeridge Country Park, useful local amenities and well-regarded schools.

Beautifully maintained to a high standard throughout by the current owners, the property benefits from gas central heating and double glazing throughout. The deceptively spacious and well-thought-out accommodation briefly comprises a welcoming reception hall, bright lounge, stylish fitted kitchen, useful side utility room, conservatory and three bedrooms, with one currently being utilised as a dining room. There is also a family bathroom. Externally, the property boasts a well-established enclosed rear garden, together with a garage and generous driveway providing ample off-road parking to the front.

A superb opportunity to acquire a spacious and versatile bungalow in a highly desirable location. Early viewing is highly recommended!

Council Tax - D 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

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.

Reception Hall with cloaks cupboard.

Lounge - 4.6m x 3.71m (15'1" x 12'2")

Kitchen - 3.71m x 3.2m (12'2" x 10'6")

Utility Room - 6.3m x 1.8m (20'8" x 5'11") with storage cupboard housing boiler.

Conservatory - 4.88m x 2.46m (16'0" x 8'1")

Dining Room/ Bedroom - 3.76m max x 2.11m (12'4" max x 6'11") with built in storage.

Bedroom - 3.68m x 3.35m (12'1" x 11'0")

Bedroom - 3.68m x 3.02m (12'1" x 9'11")

Bathroom - 2.79m x 2.57m (9'2" x 8'5")

Garage - 5.11m x 2.44m (16'9" x 8'0")

Enclosed Rear Garden

Driveway To Fore





Council Tax Band: D

Tenure: Freehold

Property Type: Detached Bungalow

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- STUNNING DETACHED BUNGALOW WITH FLEXIBLE LIVING
- POPULAR "THE STRAITS" NEIGHBOURHOOD
- WALKING DISTANCE OF BAGGERIDGE COUNTRY PARK & LOCAL AMENITIES
- THREE BEDROOMS (ONE BEDROOM CURRENTLY USED AS A DINING ROOM)
- EARLY VIEWING RECOMMENDED
- WELL ESTABLISHED PRIVATE REAR GARDEN
- GARAGE & GENEROUS DRIVEWAY TO FORE
- BEAUTIFULLY PRESENTED THROUGHOUT

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MISREPRESENTATION ACT 1967

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