

4 Sandfield Grove, Gornal Wood, DY3 2RS

Gornal Wood

Taylors

Offers in the Region of

£235,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

CHARMING THREE-BEDROOM SEMI-DETACHED FAMILY HOME! NO UPWARD CHAIN! Enviably positioned within the popular Gornal Wood neighbourhood, this attractive three-bedroom semi-detached family home enjoys a convenient location within easy reach of Gornal Village, well-regarded local schools and excellent transport links. The property is offered for sale with the significant benefit of NO UPWARD CHAIN!

Well presented throughout, the property benefits from gas central heating, part double glazing, composite external doors and mains-powered fire and carbon monoxide alarms, together with a fully boarded loft with ladder access, providing excellent additional storage. The well-planned accommodation briefly comprises: entrance porch, reception hall with understairs storage, bright lounge, stylish kitchen, separate dining room, side hall with useful storage room and guest WC.

The first-floor landing leads to THREE BEDROOMS and a modern family bathroom. Externally, the property enjoys an enclosed rear garden with an attractive decking area, together with a driveway to the fore providing off-road parking. AN EXCELLENT FAMILY HOME offering comfortable and versatile accommodation in a popular and convenient location. Early viewing is highly recommended!

Council Tax - C EPC - D Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat 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

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.

Entrance Porch

Reception Hall with understairs storage.

Lounge - 3.94m max x 3.76m (12'11" max x 12'4")

Kitchen - 2.87m x 2.72m (9'5" x 8'11")

Dining Room - 2.9m x 2.84m (9'6" x 9'4")

Side Hall with guest WC & storage room (10'11" max x 8'4").

First Floor Landing

Bedroom - 3.78m max x 3.45m (12'5" max x 11'4") with built in storage.

Bedroom - 3.78m max x 2.9m (12'5" max x 9'6")

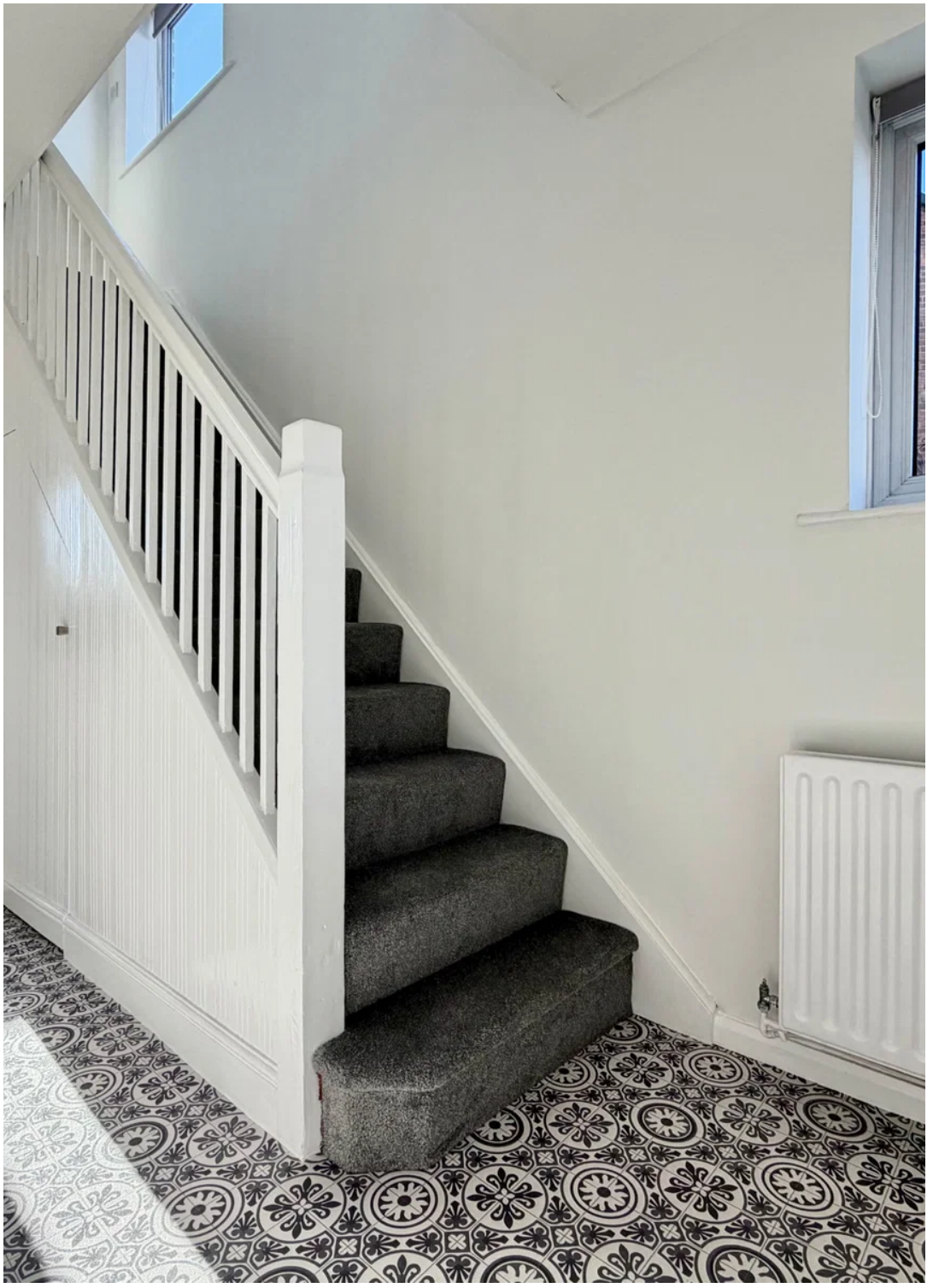
Bedroom - 2.77m max x 2.39m (9'1" max x 7'10") with overstairs storage.

Bathroom - 2.03m x 1.68m (6'8" x 5'6")

Enclosed Rear Garden

Driveway To Fore

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Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

- SOUGHT AFTER GORNAL WOOD LOCATION
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- LOCATED CLOSE TO GORNAL VILLAGE, WELL REGARDED SCHOOLS & TRANSPORT LINKS
- WELL PRESENTED THROUGHOUT BY CURRENT OWNERS
- IDEAL FOR FIRST TIME BUYERS
- EARLY VIEWING RECOMMENDED

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