



**49, Cotwall End Road, Lower Gornal,
Dudley, DY3 3EJ**

Taylors

**Offers in the Region of
£424,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, enviably situated in a prime position overlooking the picturesque Cotwall End Nature Reserve, enjoying uninterrupted, tranquil green views that will particularly appeal to families, nature lovers, and dog walkers alike. This sought-after location offers a peaceful setting while remaining conveniently placed for local amenities, reputable schools, and transport links.

The property has been tastefully modernised throughout by the current owners and benefits from gas central heating and double glazing throughout. The well-planned accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge ideal for relaxing or entertaining, and a stunning contemporary kitchen/diner fitted with a range of integrated appliances and offering ample space for family dining. A convenient guest WC completes the ground floor.

To the first floor, the landing leads to three well-proportioned bedrooms, all presented to a high standard, and a stylish family bathroom.

Externally, the property continues to impress with an enclosed tiered rear garden. Further benefits include a garage with additional brick-built storage to the rear, a private driveway, and mature gardens to the fore.

This fantastic home offers a perfect blend of modern living, attractive surroundings, and a highly desirable location, making it an ideal choice for families and professional buyers alike!

Council Tax - D EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt 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

Entrance Hall

Lounge - 4.29m x 3.86m max (14'1" x 12'8" max)

Kitchen Diner - 6.1m x 3.3m (20'0" x 10'10")

Guest WC - 1.57m x 0.79m (5'2" x 2'7")

First Floor Landing

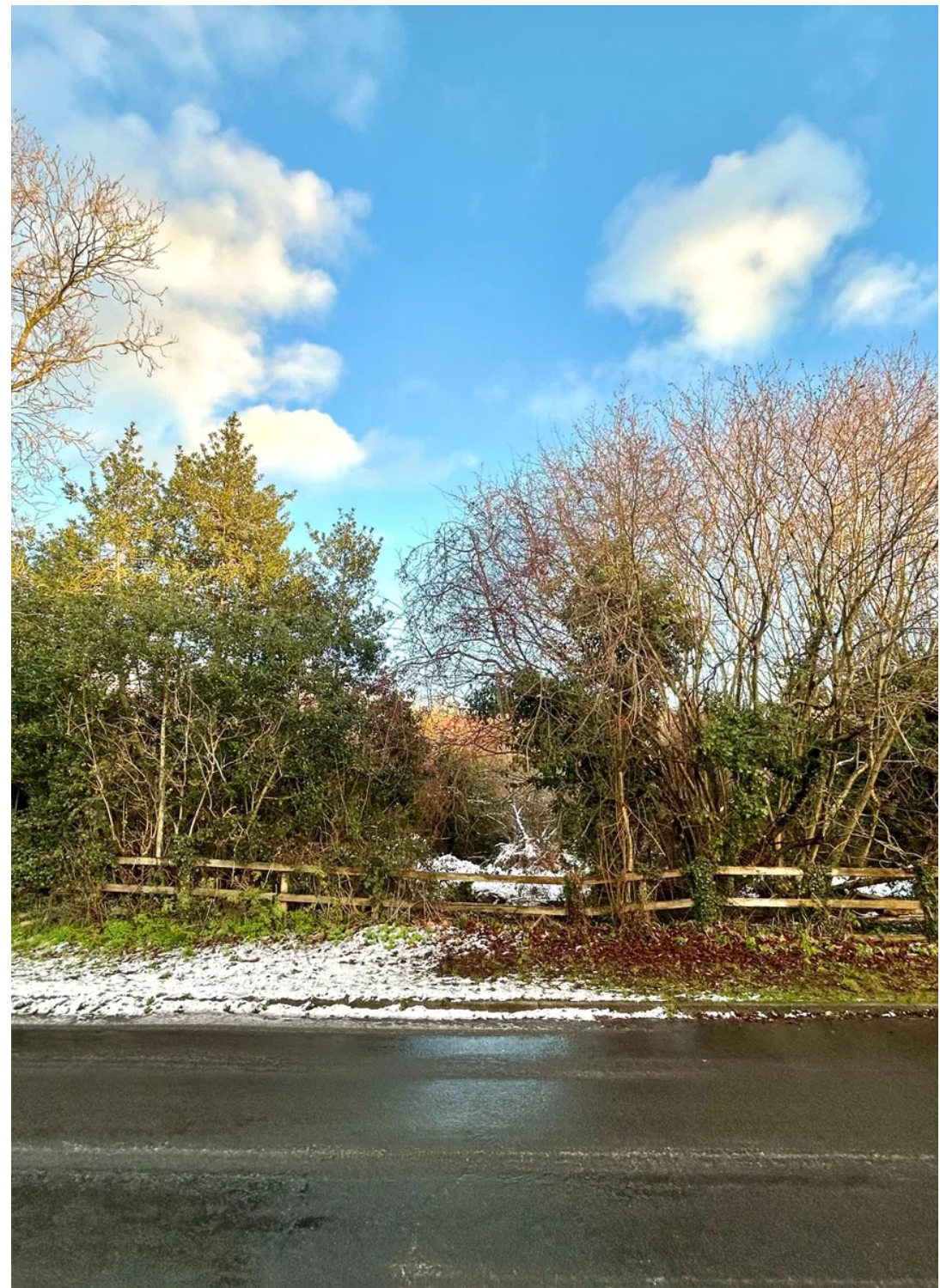
Bedroom - 4.29m x 3.86m (14'1" x 12'8") with fitted wardrobes.

Bedroom - 3.89m max x 3.3m (12'9" max x 10'10") with a

Bedroom - 2.92m max x 2.11m (9'7" max x 6'11") with fitt

Bathroom - 2.08m x 1.65m (6'10" x 5'5") with storage cupboard.

Enclosed Tiered Rear Garden





Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

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- BEAUFULLY PRESENTED DETACHED FAMILY HOME
- VIEWS OF COTWALL END NATURE RESERVE
- MUST BE VIEWED TO BE APPRECIATED
- STUNNING KITCHEN DINER
- WALKING DISTANCE OF WELL REGARDED SCHOOLS & LOCAL AMENITIES
- THREE BEDROOMS

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