



**11, Robert Street, Lower Gornal,
Dudley, DY3 2AZ**

Taylor's

£284,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A Tremendous Extended Family Home in Prime Gornal Location

This impressive and spacious semi-detached residence is ideally situated within walking distance of Gornal Wood Village, highly regarded local schools, and a range of amenities.

Boasting gas central heating and UPVC double glazing, the property offers a thoughtfully extended layout comprising:

- Welcoming entrance porch and reception hallway
 - Stylish open-plan lounge and dining area
 - Stunning modern breakfast kitchen with integrated appliances
 - Three generously sized bedrooms, all featuring built-in or fitted wardrobes
 - Contemporary family bathroom
 - Beautifully landscaped, rear, garden ideal for relaxing or entertaining.
 - Garage and a driveway providing ample off-road parking
- This is a rare opportunity to acquire a beautifully presented home in a sought-after location—perfect for growing families.

EPC - D. Council Tax - C. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/english/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



Taylor's



Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

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- EXTENDED FAMILY HOME
- THREE BEDROOMS
- ATTRACTIVE OPEN-PLAN LOUNGE-DINER WITH LOG BURNING STOVE
- MODERN FITTED KITCHEN WITH FREE STANDING RANGE COOKER
- GARAGE
- GOOD-SIZED REAR GARDEN (Approx 140ft) - SOUTH FACING WITH TWO SHEDS & GREENHOUSE
- DRIVEWAY OFFERING AMPLE PARKING TO FORE
- POPULAR LOWER GORNAL LOCATION
- WALKING DISTANCE OF GORNAL WOOD VILLAGE
- **STYLISH FAMILY BATHROOM**

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MISREPRESENTATION ACT 1967

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The vendor does not make nor give and neither Taylor's 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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