

Humphrey Street, Lower Gornal

DY3 2AP

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£249,950

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 1

A SPACIOUS four-bedroom semi-detached family home situated in the POPULAR residential area of Lower Gornal, offered for sale with NO UPWARD CHAIN.

The property benefits from gas central heating and uPVC double glazing throughout and offers WELL-PROPORTIONED accommodation ideal for family living. The ground floor comprises a LARGE reception hallway with four GENEROUS storage cupboards, a MODERN kitchen-diner, a COMFORTABLE lounge, and a convenient guest W.C.

To the first floor, the landing provides ADDITIONAL storage cupboards and access to four GOOD-SIZED bedrooms and a MODERN shower room.

Externally, the property boasts a LARGE garage, a driveway providing off-road parking, a garden to the fore, and an ENCLOSED rear garden, offering an EXCELLENT outdoor space for families and entertaining.

Located within easy reach of LOCAL amenities, schools, and transport links, this WELL-PRESENTED home represents an EXCELLENT opportunity for families and buyers seeking GENEROUS living space in a SOUGHT-AFTER location. Early viewing is highly recommended.

EPC - TBA. 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/en-gb/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

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 hallway with storage cupboard
Lounge 3.3m x 4.5m (10'10" x 14'9")
Kitchen diner 4.14m x 3.51m (13'7" x 11'6")
Guest WC
First floor landing
Bedroom with fitted wardrobes 3.96m x 3.4m (13'0" x 11'2")
Bedroom 4.52m x 2.79m (14'10" x 9'2")
Bedroom 3.61m x 1.73m (11'10" x 5'8")
Bedroom 3.53m x 1.75m (11'7" x 5'9")
Shower Room 2.16m x 1.73m (7'1" x 5'8")
Garage 8.36m x 2.51m (27'5" x 8'3")
Enclosed rear garden
Driveway and garden to fore

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Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

- FOUR BEDROOMS FAMILY HOME
- GARAGE
- LOUNGE
- KITCHEN DINER
- NO UPWARD CHAIN
- GOOD-SIZED REAR GARDEN
- PART GAS CENTRAL HEATING & DOUBLE GLAZED
- DRIVEWAY & GARDEN TO FORE
- GUEST W/C

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MISREPRESENTATION ACT 1967
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