



**35, Grosvenor Road, Lower Gornal,
Dudley, DY3 2PS**

Taylor's

Offers in the Region of
£189,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Impressive & Stylishly Presented Terraced Home in Sought-After Lower Gornal!
Set in the ever-popular Lower Gornal area, this deceptively spacious three-bedroom terraced house offers charm, character, and convenience in equal measure. Ideally located within walking distance of Gornal Village, local amenities, schools, and scenic beauty spots, it's a perfect fit for first-time buyers, young families, or downsizers.

Beautifully styled by the current owners and benefiting from gas central heating and double glazing, the accommodation includes:

Welcoming lounge with feature fireplace
Separate dining room – ideal for entertaining
Well-appointed kitchen
Inner hall leading to ground floor family bathroom
First floor landing with two bedrooms
Spacious principal bedroom on the second floor with its own separate WC
Outside, the property enjoys a generous, mature rear garden offering privacy and plenty of space for relaxation or gardening enthusiasts.

This is a lovely home in a great location—early viewing is highly recommended!

Council Tax - B 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/engb/broadbandcoverage/
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

Lounge - 3.71m x 3.61m max (12'2" x 11'10" max)

Dining Room - 3.73m x 3.63m max (12'3" x 11'11" max)

Kitchen - 3.68m max x 2.18m (12'1" max x 7'2") with storage cupboard.

Inner Hall with storage cupboard.

Bathroom - 2.24m x 1.42m (7'4" x 4'8")

First Floor Landing

Bedroom - 3.71m x 3.63m max (12'2" x 11'11" max) with storage cupboard.

Bedroom - 3.63m max x 2.77m (11'11" max x 9'1")

Bedroom - 5.16m max x 3.38m (16'11" max x 11'1") (with reduced head space).

Separate WC - 1.47m x 0.89m (4'10" x 2'11")

Generous Rear Garden

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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, contracted partners' details will be passed to HMRC for their checks on our





Council Tax Band: B

Tenure: Freehold

Property Type: Terraced House

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- POPULAR LOWER GORNAL NEIGHBOURHOOD
- TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- LOUNGE & SEPERATE DINING ROOM
- GENEROUS MATURE REAR GARDEN
- CLOSE PROXIMITY TO GORNAL VILLAGE & TRANSPORT LINKS
- MUST BE VIEWED TO BE APPRECIATED
- EPC - TBA
- COUNCIL TAX - B

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MISREPRESENTATION ACT 1967

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