



**16 Robert Street,
DY3 2AY**

Taylors

**Offers in the Region of
£245,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A beautifully presented family home, ideally positioned within walking distance of highly regarded schools, local shops, and the amenities of Gornal Village. This well-maintained semi-detached property offers a comfortable and practical layout, perfect for growing families!

Benefitting from gas central heating and double glazing, the accommodation briefly comprises: a welcoming entrance hallway, a bright and spacious living room with direct access to the landscaped rear garden, and a generous dining room. There's also useful under-stair storage and a stylish, refurbished kitchen featuring a modern design and WiFi-controlled underfloor heating.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom with a shower over the bath.

Externally, the property enjoys a private driveway providing off-road parking, along with a garage for additional storage or vehicle use.

This is a fantastic opportunity to secure a turn-key family home in a popular and convenient location. Viewing is highly recommended!

Council Tax - C EPC - D 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 - 1-3% chance per annum.

SEDGLEY BRANCH

Accommodation comprises :-

Hall with storage cupboard

Lounge: 11'11 into bay x 10'11 max

Sitting room: 10'10 max x 10'10

Kitchen: 12'10 x 7'5

Garage: 13'10 x 6'6

Landing

Bathroom: 5'11 x 6'11

Bedroom: 10'9 x 10'11 max

Bedroom: 12'4 into bay x 10'6 max

Bedroom: 6'4 x 6'6

Outside

Private rear garden. Driveway to fore. Gardens to fore.





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

Taylors

- CLOSE PROMIXITY TO GORNAL VILLAGE
- SEMI DETACHED FAMILY HOME
- DELIGHTFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN
- LANDSCAPED REAR GARDEN
- THREE BEDROOMS
- GARAGE
- MUST BE VIEWED TO BE APPRECIATED
- EPC - D
- COUNCIL TAX - C

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MISREPRESENTATION ACT 1967

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