



Connells

Park Road
Lower Gornal Dudley

Park Road Lower Gornal Dudley DY3 2JP

for sale
£210,000



Property Description

This elegantly presented semi-detached home which is meticulously maintained and located in the sought-after residential area of Lower Gornal. It provides move-in-ready living spaces ideal for first-time buyers and those looking to downsize. The property features a fitted kitchen, outbuildings with a utility area and WC, and two spacious double bedrooms. Additionally, it boasts a prime location close to Lower Gornal Village, as well as local schools and amenities, making it a highly desirable option for potential homeowners.

Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, central heating radiator.

Lounge

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed window to the front, gas fire with feature surround, central heating radiator.

Kitchen

11' 9" x 6' 7" (3.58m x 2.01m)

A fitted kitchen to include a range of wall and base units with solid wood work tops over, inset porcelain sink with mixer tap over, electric oven & electric hob, microwave, plumbing for dishwasher, double glazed window to the rear, double glazed door to the side.

Dining Room

11' 9" x 9' (3.58m x 2.74m)

Double glazed window to the rear, open chimney with wooden beam feature, central heating radiator.

Lean To

Double glazed door to the front & rear.

Brick Built Storage Area

Utility Area

Plumbing for washing machine.

Cloakroom

Low level w.c., double glazed window to the rear.

First Floor

Landing

Loft access (being boarded), airing cupboard housing boiler, double glazed window to the side.

Bedroom One

15' 7" x 9' 5" (4.75m x 2.87m)

Two double glazed windows to the front, built-in storage cupboard, central heating radiator.

Bedroom Two

12' x 11' 8" (3.66m x 3.56m)

Double glazed window to the rear, central heating radiator.

Bathroom

Bath with shower over, wash hand basin in vanity unit, low level w.c., tiling, double glazed window to the rear.

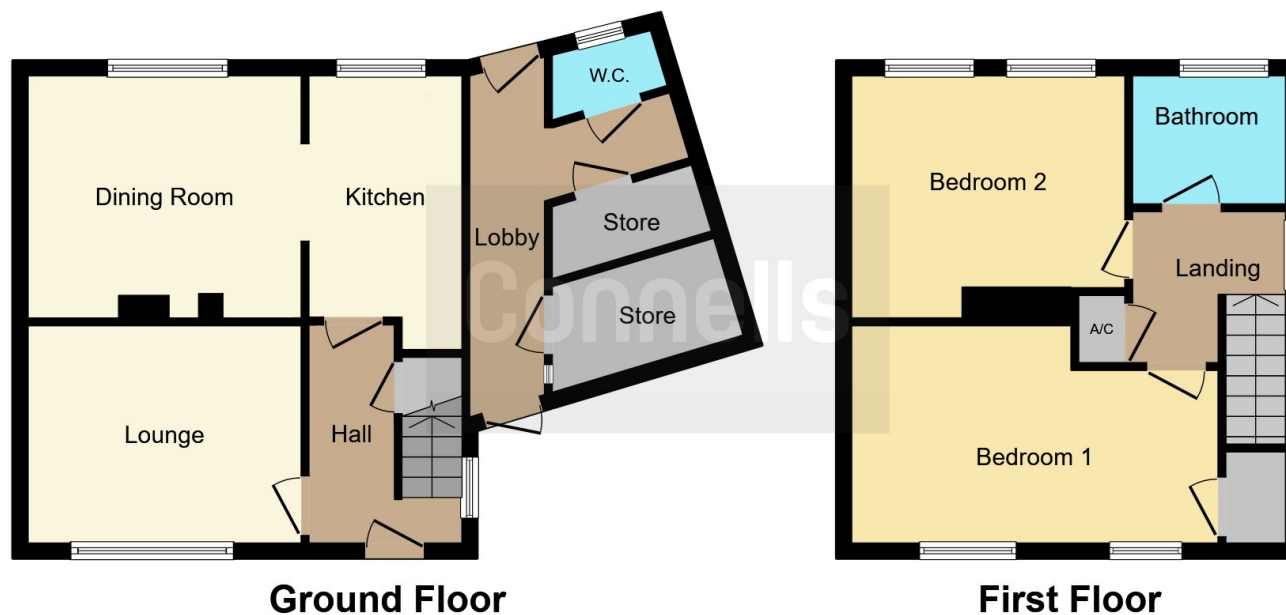
Outside

To the front of the property step approach to front door, lawned area & shrubs. Rear garden having patio area, gravel detail, path to lawned area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314009



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD314009 - 0003