



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Cotwall End Road, Lower Gornal

Offers Over £280,000



Hunters are pleased to present this three-bedroom semi-detached house is offered for sale in a sought after area of Sedgley. Positioned on Cotwall End Road, the property benefits from nearby schools, making it particularly suitable for families seeking proximity to local education facilities.

The home is presented in good condition and has been extended to provide generous living space. Accommodation includes a spacious open-plan kitchen featuring a kitchen island, dining space, breakfast area, ample natural light, and a separate utility room. The property also offers a bright reception room equipped with a log burner, creating a comfortable and inviting living space.

Upstairs, the master double bedroom is fitted with built-in wardrobes. A second double bedroom and a single bedroom complete the sleeping accommodation. There is one bathroom, suited to the needs of a family or professional couple.

This property comes with the convenience of a single garage and off-street parking. The location offers easy access to Cotwall End Local Nature Reserve, which is ideal for leisure and outdoor activities. There are several cafés, shops, and community amenities nearby along Sedgley High Street.

This property provides a combination of practical features and a desirable location, please call us on 01902 672274 to secure your viewing.

## KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINER
  - UTILITY ROOM
  - DOWNSTAIRS WC
- UPSTAIRS FAMILY BATHROOM
- SPACIOUS THREE BEDROOMS
  - OFF ROAD PARKING
  - POPULAR LOCATION

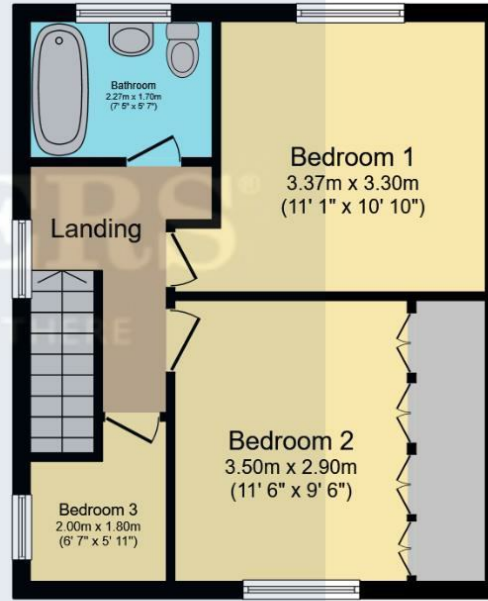








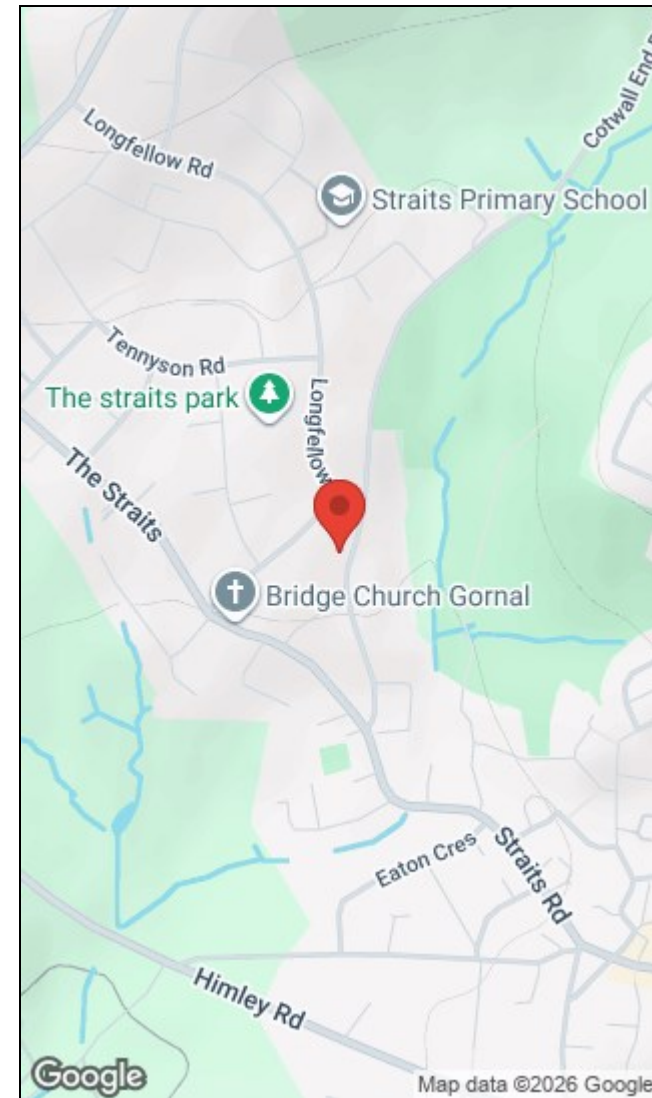
**Ground Floor**  
Floor area 63.9 sq.m. (687 sq.ft.)



**First Floor**  
Floor area 39.5 sq.m. (425 sq.ft.)

Total floor area: 103.4 sq.m. (1,113 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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