

87, Cotwall End Road, Lower Gornal,

Dudley, DY3 3EJ

Taylors

Offers in the Region of

£324,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

IMPRESSIVE DETACHED BUNGALOW WITH EXCEPTIONAL POTENTIAL situated in the ever-popular Straits area of Lower Gornal, conveniently located close to a range of local amenities, excellent transport links and well-regarded schools. Offering spacious and well-proportioned accommodation throughout, this appealing home benefits from gas central heating and partial double glazing and briefly comprises an entrance porch, welcoming reception hall, bright and spacious lounge, fitted kitchen, TWO GENEROUS BEDROOMS, and a family bathroom. A side access, allowing access from front to rear, leads to a rear porch and an enclosed rear garden, providing excellent outdoor spacet. To the front, the property further benefits from a garage and a generous driveway, offering ample off-road parking. This superb bungalow presents an excellent opportunity for downsizers, families or buyers looking to create their ideal home in a highly sought-after location. Early viewing is highly recommended!

Council Tax - D EPC - C Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
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 Hall

Lounge - 2.16m x 3.99m max (7'1" x 13'1" max)

Kitchen - 4.6m x 2.54m max (15'1" x 8'4" max) with pantry

Side Access With Rear Porch

Bedroom - 3.07m x 3.81m max (10'1" x 12'6" max) with built in wardrobes

Bedroom - 3.45m x 3.81m (11'4" x 12'6")

Bathroom - 2.54m x 1.68m max (8'4" x 5'6" max)

Garage - 2.44m x 4.75m (8'0" x 15'7")

Enclosed Rear Garden with brick storage, **Driveway To Fore**

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Council Tax Band: D

Tenure: Freehold

Property Type: Detached Bungalow

- CHARMING DETACHED TWO BEDROOM BUNGALOW
- DESIRABLE STRAITS LOCATION
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- BRIGHT & SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY TO FORE
- EARLY VIEWING RECOMMENDED

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