



Leafy Rise, Lower Gornal
DY3 2ET

Taylor's

Offers in the Region of
£235,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACED FAMILY HOME situated within the popular Lower Gornal area, conveniently positioned close to well regarded schools, local amenities and excellent transport links. Having been lovingly maintained and improved by the current owners, this attractive property offers stylish and well-proportioned accommodation throughout, making it an ideal purchase for families and first-time buyers alike.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises; welcoming entrance hall, spacious lounge, impressive kitchen diner perfect for modern family living and entertaining, rear hallway providing access to an outhouse housing a useful utility area and guest WC. To the first floor, the property enjoys THREE WELL PROPORTIONED BEDROOMS and a family bathroom. Externally, the property boasts an enclosed tiered rear garden offering a variety of seating and outdoor living areas, together with a driveway to the fore providing convenient off-road parking.

Early viewing is highly recommended to fully appreciate the presentation, accommodation and sought-after location this fantastic home has to offer.

Council Tax - B EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - 0.1-1% 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 Hall

Lounge - 4.47m max x 3.63m (14'8" max x 11'11")

Kitchen Diner - 5.38m max x 2.36m (17'8" max x 7'9")

Rear Hall with guest WC & storage, and access to outhouse.

Outhouse housing utilities.

First Floor Landing

Bedroom - 3.66m x 3.02m into fitted wardrobes (12'0" x 9'11" into fitted wardrobes) with fitted wardrobes & built in storage.

Bedroom - 3.56m max x 2.41m (11'8" max x 7'11") (not square) with built in storage.

Bedroom - 2.79m x 2.41m (9'2" x 7'11")

Bathroom - 2.59m max x 2.49m (8'6" max x 8'2")

Driveway To Fore

Enclosed Rear Garden





Council Tax Band: B

Tenure: Freehold

Property Type: End of Terrace House

Taylor's

- POPULAR LOWER GORNAL NEIGHBOURHOOD
- CLOSE PROXIMITY TO LOCAL AMENITIES & WELL REGARDED SCHOOLS
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- STUNNING ENCLOSED TIERED REAR GARDEN
- MUST BE VIEWED TO BE APPRECIATED

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MISREPRESENTATION ACT 1967

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