



**33, Thornleigh, Lower Gornal,
West Midlands, DY3 2JA**

Taylors

**Offers in the Region of
£269,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A beautifully presented and deceptively spacious three-bedroom semi-detached family home, situated in the ever-popular Lower Gornal area—well known for its excellent schools, local shops, and convenient access to surrounding transport links. This well-maintained property is ideal for families, first-time buyers, or anyone seeking a comfortable home in a desirable location.

Benefitting from gas central heating, double glazing and a new roof in summer 2025, the accommodation offers a welcoming and practical layout. The property briefly comprises:

- Inviting reception hallway with useful storage space;
- Bright and spacious lounge, open plan to a separate dining area;
- Modern kitchen/diner featuring a range of fitted units and ample space for appliances;
- Side hallway providing direct access to the rear garden;

First-floor accommodation includes:

- Three well-proportioned bedrooms;
- A stylish family bathroom;

Externally, the property offers:

- An enclosed rear garden;
- A former garage, now used as a gym, providing excellent additional storage;
- A driveway to the front, offering convenient off-road parking.

This is a fantastic opportunity to purchase a well-presented home in a sought-after residential area, offering great space, a practical layout, and excellent amenities close by.

Council Tax - B 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 - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Reception Hall with understairs storage.

Open Plan Lounge Diner:

Lounge Area - 4.9m x 3.25m (16'1" x 10'8")

Dining Area - 4.75m x 2.13m (15'7" x 7'0")

Kitchen Diner - 4.7m max x 2.92m (15'5" max x 9'7")

Side Hall allowing access from front of the property to rear garden.

First Floor Landing





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- BEAUTIFULLY PRESENTED THROUGHOUT BY CURRENT OWNERS
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN BRIGHT LOUNGE DINER
- STYLISH FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- MUST BE VIEWED TO BE APPRECAITED

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MISREPRESENTATION ACT 1967

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