

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 wellmaintained 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/enqb/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")

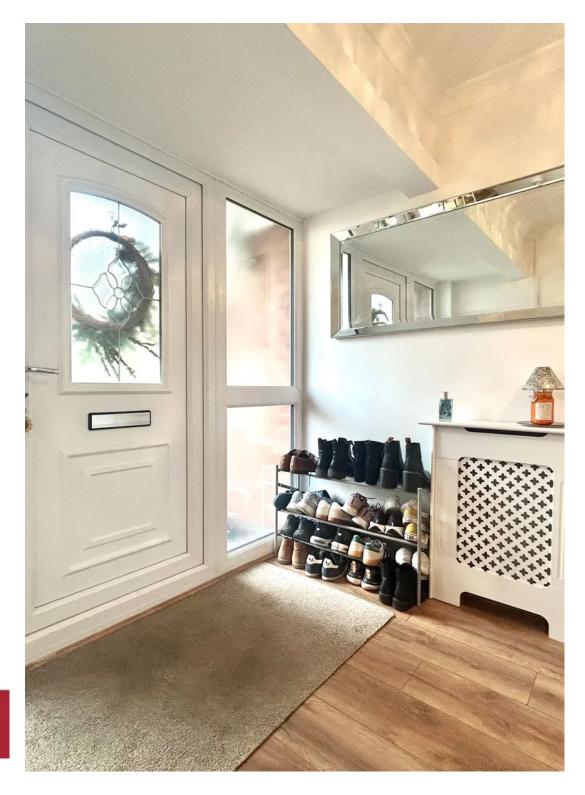
Dining Area - 4.75m x 2.13m (15'7" x 7'0")

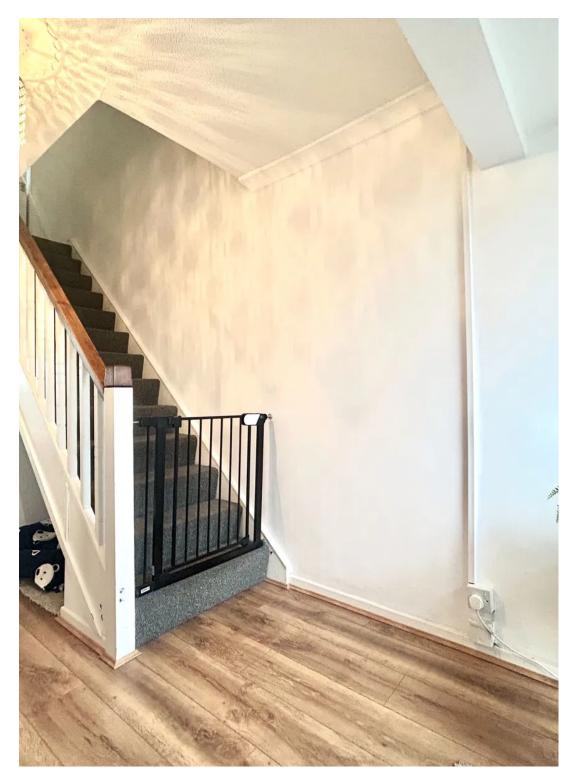
Kitchen Diner - 4.7m max x 2.92m (15'5" max x 9'7")

Taylors

Side Hall allowing acess from front of the property to real







Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House



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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