



Rock Street, Upper Gornal

DY3 2BL

Taylors

£399,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A DISTINGUISHED and RARELY AVAILABLE detached period family home, LOCALLY LISTED and constructed from a combination of brick and TRADITIONAL Gornal stone, offering a wealth of character and TIMELESS appeal. Set well back from Rock Street in an ELEVATED position, the property is approached via a GENEROUS driveway and enjoys an ATTRACTIVE stone-walled & lawned frontage, creating IMPRESSIVE kerb appeal.

Occupying a PROMINENT position within the HIGHLY SOUGHT-AFTER area of Upper Gornal, this CHARMING home has been RECENTLY and COMPREHENSIVELY REFURBISHED throughout, whilst retaining many PERIOD features. The accommodation includes a reception hallway, STYLISH lounge and living room, a STUNNING breakfast kitchen with various INTEGRATED appliances, rear hall, OUTSTANDING ground floor shower room, and cellar. To the first floor are THREE DOUBLE bedrooms, one benefitting from fitted wardrobes, bedside units, desk and overhead storage. Externally, there is a SPACIOUS, landscaped rear garden, garage with first-floor 'BONUS' room offering potential as a playroom or home office, and a garden bar/garden room with mains power and lighting. Further benefits include gas central heating, double glazing and NO UPWARD CHAIN.

EPC - F. Council Tax - D. 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/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - chance per annum.

SEDGLEY BRANCH

Reception hallway

Lounge 3.78m x 3.76m (12'5" x 12'4")

Sitting room 3.76m x 3.66m (12'4" x 12'0")

Modern fitted breakfast kitchen with breakfast bar and integrated appliances 3.66m x 3.23m (12'0" x 10'7")

Rear hallway

Ground floor bathroom 2.51m x 2.34m (8'3" x 7'8")

First floor landing

Bedroom 3.61m x 3.53m (11'10" x 11'7")

Bedroom 3.78m x 3.78m (12'5" x 12'5")

Bedroom having a range of contemporary fitted wardrobes side tables, desk drawers, and overhead storage 3.76m x 3.66m (12'4" x 12'0")

Garage with useable upstairs space with potential to be child's play room/ home office 5m x 3.05m (16'5" x 10'0")

Landscaped rear garden

Garden/bar room with mains power and lighting 7.16m x 3.56m (23'6" x 11'8")

Driveway offering ample parking

Generous garden to side and fore

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.





Council Tax Band: D

Property Type: Detached House



- STUNNING PERIOD RESIDENCE
- PROMINENT ELEVATED POSITION
- FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- GENEROUS DRIVEWAY
- THREE DOUBLE BEDROOMS (WITH FITTED FURNITURE TO PRINCIPAL SUITE)
- OUTSTANDING BREAKFAST-KITCHEN WITH VARIOUS INTEGRATED APPLIANCES
- IMPRESSIVE GROUND FLOOR SHOWER ROOM
- GARAGE WITH FIRST FLOOR 'BONUS' ROOM
- LANDSCAPED REAR GARDEN
- GARDEN BAR/ ROOM

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MISREPRESENTATION ACT 1967

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