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Overbrook Close

Lower Gornal, Dudley, DY3 2QG

Asking Price £170,000



Hunters are delighted to present this three-bedroom mid-terraced property, situated in the popular residential area of Lower Gornal. Offering excellent potential throughout, this home presents an ideal renovation opportunity for purchasers looking to modernise and create a property tailored to their own style and requirements.

The ground floor comprises a spacious open-plan living and dining room, providing a versatile reception space with direct access to the rear garden. The kitchen is well-proportioned, benefits from an abundance of natural light, and also enjoys access to the garden, offering a practical layout for everyday living.

To the first floor are two generous double bedrooms, including the principal bedroom, a well-sized single bedroom, and a family bathroom.

Externally, the property features a private rear garden, providing ample space for outdoor seating, entertaining, children's play, or landscaping to suit the new owner's preferences.



Lounge/Diner 21' 2" x 11' 11" (6.46m x 3.63m)
This spacious lounge and dining room extends comfortably across the ground floor, featuring a large bay window that invites ample natural light to flood the space. The room presents a charming fireplace with a classic surround, providing a welcoming focal point. Light wood-effect flooring runs throughout, enhancing the airy and open feel, while an archway leads naturally into the kitchen area, creating a seamless flow between living and dining spaces.

Kitchen 10' 8" x 8' 8" (3.24m x 2.64m)
The kitchen is fitted with warm wooden cabinets that provide generous storage, paired with a tiled splashback featuring a checkerboard pattern in neutral tones. It has tiled flooring that complements the cabinetry. A door and a window at the rear allow light to enter and provide access to the garden, making it practical and bright for cooking and day-to-day use.

Hall
The hallway offers a practical entrance space where stairs lead up to the first floor. It is decorated simply with light-coloured walls and flooring that matches the lounge, creating a cohesive look throughout the ground floor. Doors provide access to the lounge/dining room and the kitchen, ensuring convenient movement through the home.

Landing
The landing at the top of the stairs provides access to all three bedrooms and the shower room. It features light walls, a simple bannister and neutral carpet complete this practical area for moving between rooms.

Bedroom 1 14' 3" x 9' 3" (4.35m x 2.82m)
Bedroom 1 is comfortably sized with a large window that fills the room with natural light. The room is neutrally decorated with light walls and a carpeted floor, offering a pleasant and restful environment.

Bedroom 2 12' 3" x 11' 9" (3.74m x 3.58m)
Bedroom 2 is another generous double room benefiting from a window that faces the front of the property. It features a mix of plain and patterned walls and soft carpeting, providing a cosy and inviting space.

Bedroom 3 8' 11" x 8' 2" (2.71m x 2.49m)
Bedroom 3 is a smaller room with a window overlooking the rear garden. It has a simple design with plain walls and carpeted flooring, ideal for a single bedroom, nursery or study.

Shower Room 7' 6" x 5' 3" (2.28m x 1.60m)
The shower room is fitted with a white suite that includes a corner shower cubicle with glass door, a wash basin set within a vanity unit, and a close-coupled WC. The walls and floor are tiled in neutral tones with two windows providing natural light and ventilation. A heated towel rail completes this practical and well-appointed bathroom.

Rear Garden
The rear garden offers a pleasant outdoor space with a paved patio area ideal for seating and entertaining. Beyond the patio, a lawn is bordered by mature shrubs and fencing, creating a private and green backdrop. The garden is well-suited for relaxing or enjoying outdoor activities in a quiet setting.

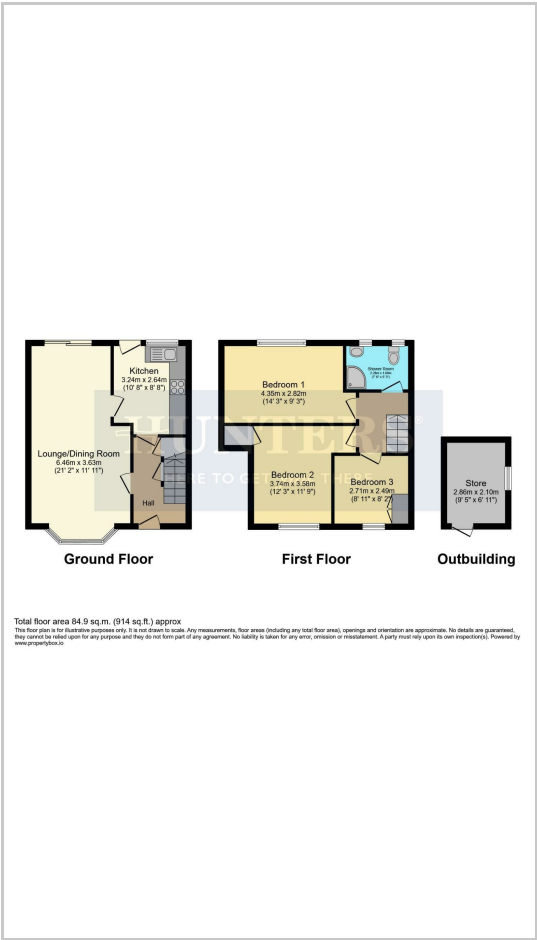
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Area Map



Floor Plans



Energy Efficiency Graph

