



**96A, Central Drive, Lower Gornal,
Dudley, DY3 2QN**

Taylor's

£189,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A beautifully styled starter home, tucked away within a charming and peaceful nook in the ever-popular Lower Gornal area of Dudley. Ideally located for easy access to local amenities including well-regarded schools and nearby shops, this modern semi-detached property is perfect for first-time buyers or those looking to downsize.

The accommodation briefly comprises an inviting entrance, a comfortable and well-presented lounge, and a contemporary kitchen diner ideal for everyday living and entertaining with guest W/C. Upstairs, the home offers two generous double bedrooms and a stunning modern family bathroom finished to a high standard.

Externally, the property continues to impress with attractively landscaped rear and side gardens, providing a wonderful outdoor space to relax and enjoy. A driveway to the front offers convenient off-road parking. Further benefits include gas central heating and UPVC double glazing throughout.

Accommodation briefly comprises :-

Lounge: 11' 9" x 14' 4" max

Kitchen Diner: 9' x 10' max (not square)

Guest WC: 5' 6" x 3'

First floor landing

Bedroom: 12'2" x 6'8"

Bedroom: 12' 2" x 9'9" max with built-in storage

Stunning Bathroom: 5' 9" x 5'6"

Outside

Landscaped rear and side garden, and double gated access to side & parking to fore.

EPC -TBA. Council Tax - B. 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 -Less than 0.1% 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. Our trusted partner, Coadjute, will securely manage these checks. Once an offer is accepted (subject to contract), Coadjute will securely complete the biometric checks electronically. A non-refundable fee 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

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Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- TWO DOUBLE BEDROOMS
- MODERN SEMI DETACHED
- CUL-DE-SAC LOCATION
- LOUNGE
- KITCHEN-DINER
- CORNER PLOT
- STUNNING MODERN FAMILY BATHROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- DRIVEWAY
- LANDSCAPED REAR & SIDE GARDEN

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MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.

The vendor does not make nor give and neither Taylor's nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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