



1, Manor Drive, Lower Gornal,
Dudley, DY3 2XQ

Taylors

Offers in the Region of
£279,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Charming Semi-Detached Bungalow - Generous Corner Plot in Lower Gornal!

Set on a generous corner plot with beautifully maintained wrap-around gardens, this charming semi-detached bungalow is ideally located in the ever-popular Lower Gornal area, within easy reach of Gornal Village, local amenities, and excellent transport links.

Well-presented throughout and benefitting from gas central heating and double glazing, the accommodation comprises:

Inviting reception hall

Comfortable lounge

Fitted kitchen

Bright and airy conservatory

Three well-proportioned bedrooms

Family bathroom

Externally, the property enjoys wrap-around gardens to the front, side, and rear, providing plenty of outdoor space, along with a driveway & 27FT TANDEM GARAGE offering useful storage or parking.

This delightful bungalow is perfect for those seeking spacious single-level living in a peaceful yet well-connected location. Early viewing is highly recommended.

Council Tax - C EPC - TBA 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 storage cupboard & airing cupboard (housing boiler).

Lounge - 7.21m x 3.23m max (23'8" x 10'7" max)

Kitchen - 2.72m x 2.59m (8'11" x 8'6")

Conservatory - 3.3m max x 2.46m (10'10" max x 8'1")

Bedroom - 3.61m max x 2.87m (11'10" max x 9'5") with fitted wardrobes.

Bedroom - 3.73m x 3m (12'3" x 9'10") with fitted wardrobes.

Bedroom - 3.1m max x 2.84m (10'2" max x 9'4") with fitted wardrobes.

Bathroom - 2.44m x 1.63m (8'0" x 5'4")

Garage - 8.51m x 3.15m (27'11" x 10'4")

Driveway To Side

Wrap Around Mature Gardens

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.

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Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

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- GENEROUS CORNER PLOT
- POPULAR LOWER GORNAL NEIGHBOURHOOD
- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- WRAP AROUND MATURE GARDENS
- CLOSE PROXIMITY TO GORNAL VILLAGE & TRANSPORT LINKS
- MUST BE VIEWED TO BE APPRECIATED
- SPACIOUS LOUNGE
- 27FT TANDEM GARAGE
- COUNCIL TAX - C

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MISREPRESENTATION ACT 1967

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The vendor does not make nor give and neither Taylors 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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