





Property Description

This property is available with no upward chain, making it an excellent choice for buyers seeking a seamless and uncomplicated move, having been fully renovated to a high standard. Situated in a desirable residential area of Lower Gornal, it is conveniently located just moments from a variety of local shops, cafes, and amenities, ensuring that daily necessities are easily accessible. Families will find the presence of reputable schools in the vicinity particularly appealing, while nearby parks and green spaces, such as Himley Park and Cotwall End Valley Nature Reserve, offer opportunities for outdoor recreation. Additionally, the property benefits from excellent transport links, providing easy access to Dudley town centre, Wolverhampton, Stourbridge, and Birmingham, whether traveling by car or public transport.

Entrance Hall

Double glazed door to the front,, double glazed window to the side, stairs to first floor accommodation.

Cloakroom

Low level w.c., wash hand basin in vanity unit, heated towel rail, double glazed window to the front.

Lounge

16' 5" x 12' 6" (5.00m x 3.81m)

Double glazed window to the front & rear elevations, central heating radiator.

Kitchen

17' 1" x 7' 7" (5.21m x 2.31m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, space for domestic appliances, double glazed windows to the rear & side, double glazed door to the side leading to garden.

First Floor

Landing

Double glazed window to the rear, built-in storage cupboard, loft access, central heating radiator, glass detail balustrade.

Bedroom One

15' 9" x 7' 10" (4.80m x 2.39m)

Double glazed window to the rear elevation, double glazed window to the side, central heating radiator.

Bedroom Two

12' 10" x 9' 10" (3.91m x 3.00m)

Double glazed window to the front, central heating radiator.

Bedroom Three

9' 6" x 6' 3" (2.90m x 1.91m)

Double glazed window to the rear, central heating radiator.

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., heated towel rail, tiling, double glazed window to the side.

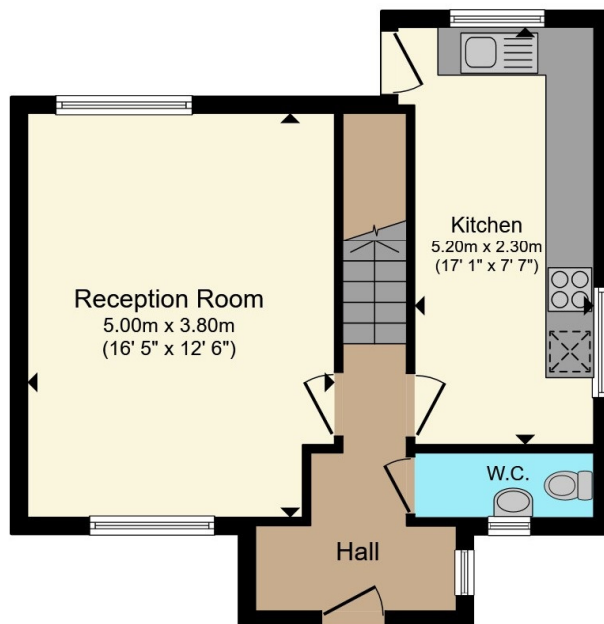
Outside

To the front of the property block paved driveway giving off road parking, corner plot garden area.

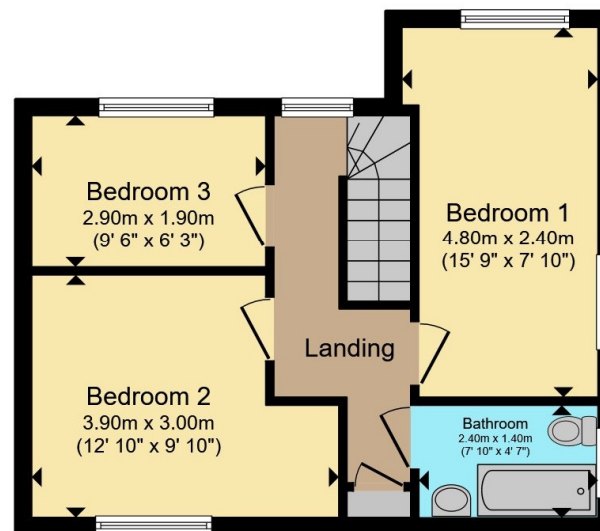








Ground Floor



First Floor

Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314377



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD314377 - 0003