



**9 Roundhouse Road,
DY3 2AX**

Taylors

**Offers in the Region of
£239,950**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Beautifully Presented Semi-Detached Home in a Sought-After Upper Gornal Cul-de-Sac
Ideally positioned within a popular and quiet Upper Gornal cul-de-sac, this beautifully presented semi-detached home offers easy access to highly regarded local schools, Gornal Wood Village, scenic dog-walking routes, and a variety of local amenities.

Benefitting from gas central heating and double glazing, the well-appointed accommodation briefly comprises: entrance porch, welcoming hallway, spacious lounge/dining area, stylish modern kitchen, useful utility room, first-floor landing, two generous bedrooms, and a family bathroom.

Outside, the property enjoys a mature, enclosed rear garden, garage, and a generous driveway providing ample off-road parking.

This delightful home perfectly blends comfort, space, and convenience — an ideal choice for growing families. Early viewing is highly recommended!

Council Tax - B 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

Entrance Porch

Hall

Lounge - 6.05m x 2.97m max (19'10" x 9'9" max)

Kitchen - 3.61m x 1.91m (11'10" x 6'3")

Utility Room - 2.79m x 2.72m (9'2" x 8'11")

Garage - 3.81m x 3.81m max (12'6" x 12'6" max) (not square)

First Floor Landing with airing cupboard.

Bedroom - 3m into fitted wardrobes x 2.9m max (9'10" into fitted wardrobes x 9'6" max) with fitted wardrobes.

Bedroom - 3.68m into fitted wardrobes x 2.69m (12'1" into fitted wardrobes x 8'10") with fitted wardrobes.

Bathroom - 1.85m x 1.65m (6'1" x 5'5")

Mature Enclosed Rear Garden

Driveway To Fore





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- IDEAL STARTER HOME IN POPULAR UPPER GORNAL NEIGHBOURHOOD
- TWO BEDROOMS
- SPACIOUS LOUNGE DINER
- STYLISH KITCHEN & SEPARATE UTILITY ROOM
- MATURE ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES & WELL REGARDED SCHOOLS
- MUST BE VIEWED TO BE APPRECIATED
- GENEROUS DRIVEWAY TO FORE

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