



62C, New Street, Gornal Wood,  
Dudley, DY3 2UF

Taylors

Offers in the Region of  
**£209,950**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

IMPRESSIVE END TERRACED STARTER HOME enviably positioned within the popular GORNAL WOOD NEIGHBOURHOOD, offering convenient level walking access to Gornal Wood village, highly regarded schools, and a wide range of local amenities. This sought-after location combines everyday convenience with a strong community feel, making it particularly appealing to first-time buyers, professionals, and downsizers alike.

Beautifully presented throughout by the current owners, the property benefits from gas central heating and double glazing throughout, creating a comfortable and energy-efficient home. The well-planned accommodation briefly comprises a welcoming entrance hall, a stunning and spacious lounge/diner ideal for both relaxing and entertaining, and a stylish, modern kitchen fitted with contemporary units and appliances.

To the first floor, the landing provides access to two generous double bedrooms, both presented to a high standard, along with a modern family bathroom finished with quality fittings.

Externally, the property continues to impress with an enclosed rear garden, offering a private outdoor space ideal for enjoying the warmer months. Further benefits include an allocated car parking space, adding to the convenience of this attractive home.

This well-maintained property offers a fantastic opportunity for buyers seeking a stylish home in a popular and well-connected location, and early viewing is highly recommended!

Council Tax - B EPC - C 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/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

Flood Risk - Less than 0.1% chance per annum.

SEDGELEY BRANCH

#### **Entrance Hall**

**Lounge Diner** - 4.55m x 3.56m (14'11" x 11'8")

**Kitchen** - 2.87m x 2.36m max (9'5" x 7'9" max)

#### **First Floor Landing**

**Bedroom** - 3.56m max x 2.74m (11'8" max x 9'0") with overstairs storage.

**Bedroom** - 3.56m x 2.46m (11'8" x 8'1")

**Bathroom** - 1.8m x 1.6m (5'11" x 5'3")

**Enclosed Wrap Around Rear Garden**

**Allocated Car Parking Space**





**Council Tax Band: B**

**Property Type: End of Terrace House**

**Taylors**

- POPULAR GORNAL WOOD NEIGHBOURHOOD
- WALKING DISTANCE OF GORNAL VILLAGE & TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS
- BEAUTIFULLY PRESENTED THROUGHOUT BY CURRENT OWNERS
- TWO DOUBLE BEDROOMS
- STYLISH KITCHEN
- MODERN FAMILY BATHROOM
- ALLOCATED CAR PARKING SPACE

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