



Connells

Sandfield Grove
Lower Gornal Dudley



Property Description

This well-maintained semi-detached home is situated in a sought-after residential area of Lower Gornal. The property features move-in-ready living spaces that have been thoughtfully updated by the current owners, including a modern fitted gloss kitchen and a refreshed family bathroom. Originally designed as a two-bedroom home, it has been modified with a partition wall to create a versatile study or dressing area. Additionally, its prime location offers easy access to Gornal Village, local schools, amenities, and the scenic Himley Hall Park.

Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation.

Lounge

16' 5" x 10' 5" (5.00m x 3.17m)

Double glazed windows to the front & rear elevations, electric fire with feature surround, central heating radiator.

Kitchen / Dining Room

16' 5" x 10' 9" (5.00m x 3.28m)

A fitted gloss kitchen to include a range of wall and base units with rolltop work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, integrated microwave, dishwasher, space for domestic appliances, central heating radiator, double glazed window to the front & rear elevations.

Lobby

Door to the front & rear leading to front & garden.

Utility Room

8' 2" x 6' 3" (2.49m x 1.91m)

Wall mounted units, work surfaces, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the front.

Cloakroom

W.c.

First Floor

Landing

Loft access, double glazed window to the rear.

Bedroom One

10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to the front elevation, fitted wardrobes, central heating radiator.

Bedroom Two

8' 1" x 8' 1" (2.46m x 2.46m)

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

Store / Study Room

11' 3" x 8' 8" (3.43m x 2.64m)

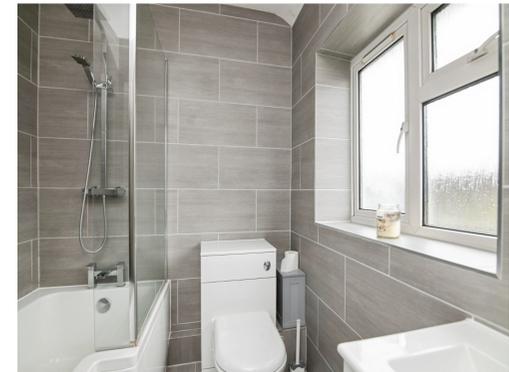
Double glazed window to the front elevation, built-in storage cupboard, central heating radiator.

Bathroom

Suite to comprise bath with main shower over, wash hand basin in vanity unit, low level w.c., heated towel rail, tiling, double glazed window to the rear.

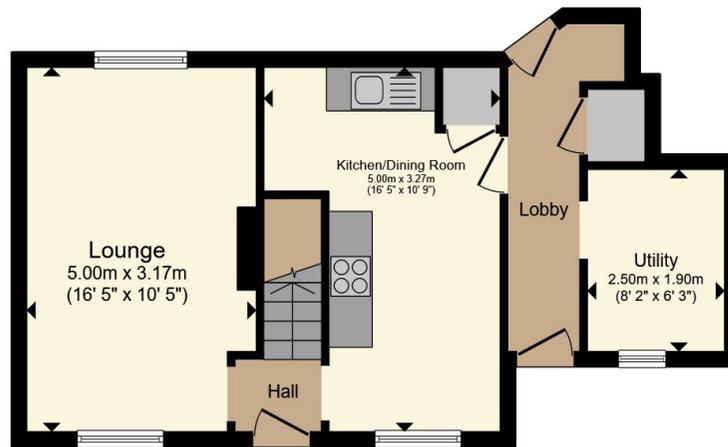
Outside

To the front of the property gravel detail, gravel foregarden with step approach to front door. Rear garden having slabbed paved area with path approach, lawned area.

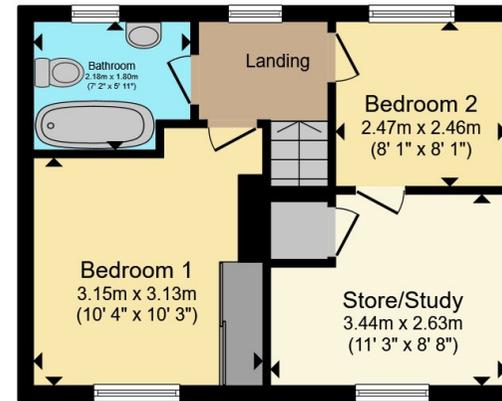








Ground Floor



First Floor

Total floor area 76.6 m² (825 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



To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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