



**Lawnswood Road, Lower Gornal**

**DY3 2JE**

**Taylor's**

**Offers in the Region of  
£230,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Deceptively Spacious Semi Detached Home in Sought-After Lower Gornal

Ideally situated in the popular Lower Gornal area, this impressive property offers convenient access to a wide range of amenities, including highly regarded schools, shops, and transport links.

Well-presented and benefiting from gas central heating and double glazing, the home offers deceptively spacious accommodation throughout. The layout comprises:

- Entrance hallway
- Comfortable lounge
- Fitted kitchen
- Separate dining room
- Bright conservatory
- First floor landing
- Three generously sized bedrooms
- Family bathroom

Externally, the property features a private rear garden, a garage, and a driveway to the front, providing ample off-road parking.

This is an ideal opportunity for first-time buyers or young families seeking a well-located home with plenty of space to grow.

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/english/broadbandcoverage/](http://checker.ofcom.org.uk/english/broadbandcoverage/) [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

### Hallway

**Lounge** - 4.83m x 3.28m (15'10" x 10'9")

**Kitchen** - 3.15m max x 2.44m (10'4" max x 8'0")

**Dining Room** - 3.15m x 2.26m (10'4" x 7'5") with storage cupboard.

**Conservatory** - 3.07m x 2.84m (10'1" x 9'4")

**First Floor Landing** with storage cupboard.

**Bedroom** - 2.92m x 3.38m (9'7" x 11'1") with storage cupboard

**Bedroom** - 3.2m x 2.74m (10'6" x 9'0") with storage cupboard

**Bedroom** - 1.85m x 2.41m (6'1" x 7'11")

**Bathroom** - 2.36m x 2.01m (7'9" x 6'7")

**Outside**



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**Council Tax Band: B**

**Tenure: Freehold**

**Property Type: Semi Detached House**

**Taylor's**

- IDEAL STARTER HOME
- SEMI DETACHED HOUSE
- LOWER GORNAL LOCATION
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- THREE BEROOMS
- CONSERVATORY
- GARAGE
- DRIVEWAY TO FORE
- EPC - C
- COUNCIL TAX - B

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