

AP MORGAN



Grosvenor Road, Lower Gornal, Dudley
Asking Price £190,000

Features:

- End of terrace
- Two spacious bedrooms
- Comfortable lounge
- Well-fit kitchen/diner
- Modern fit bathroom
- Ample storage throughout
- On and off-street parking
- Close to shops, amenities and schools

Description:

Welcoming you to this well-presented end-of-terrace home, offering two spacious bedrooms, a comfortably sized lounge, a modern fitted kitchen, and the benefit of allocated parking to the rear, along with on-road parking to the front. The property is situated in Lower Gornal, Dudley, close to well-regarded schools, local shops, amenities, and excellent transport links.

On arrival, the property presents a front lawn with steps down the side leading to the entrance, with a side gate allowing direct access to the rear garden.

Upon entry, the property leads into the porch, which in turn opens into the lounge. This generously sized space is ideal for comfort and entertaining, featuring a bay window and stairs leading to the first floor, complete with a useful storage cupboard beneath. From the lounge, access is provided to the kitchen/diner, which is modernly fitted with ample storage cupboards and worktop space, an integrated oven with four-burner gas hob, and space for freestanding appliances. There is also plenty of room for a family dining table, along with a door leading out to the rear garden.

The first floor comprises a landing leading to the main bedroom, a sizeable double offering excellent space for comfort and storage, and a second bedroom, a generous single with a built-in storage cupboard. The bathroom is well equipped with a WC, wash basin, and bathtub with overhead shower.



The rear garden initially opens into a large lean-to with a storage shed, as well as ample space for bins and additional storage. This then leads onto a patio area, providing the perfect space for outdoor furniture and dining, with the remainder of the garden laid to lawn and bordered by shrubbery and fencing.

Situated in Lower Gornal, Dudley, the property is within close proximity to local shops, amenities, transport links, and well-regarded schools. It also offers easy access to Dudley, Wombourne, and Russells Hall Hospital, with nearby nature reserves available for outdoor enthusiasts to enjoy.

Details:

Porch

Lounge 15'1" x 12'1" (4.6m x 3.68m)

Kitchen/Diner 10'4" x 12'1" (3.15m x 3.68m)

Landing

Bedroom One 10'5" x 12'2" (3.18m x 3.7m) Both Max

Bedroom Two 8'11" x 12'1" (2.72m x 3.68m) Both Max

Bathroom 7'2" x 5'5" (2.18m x 1.65m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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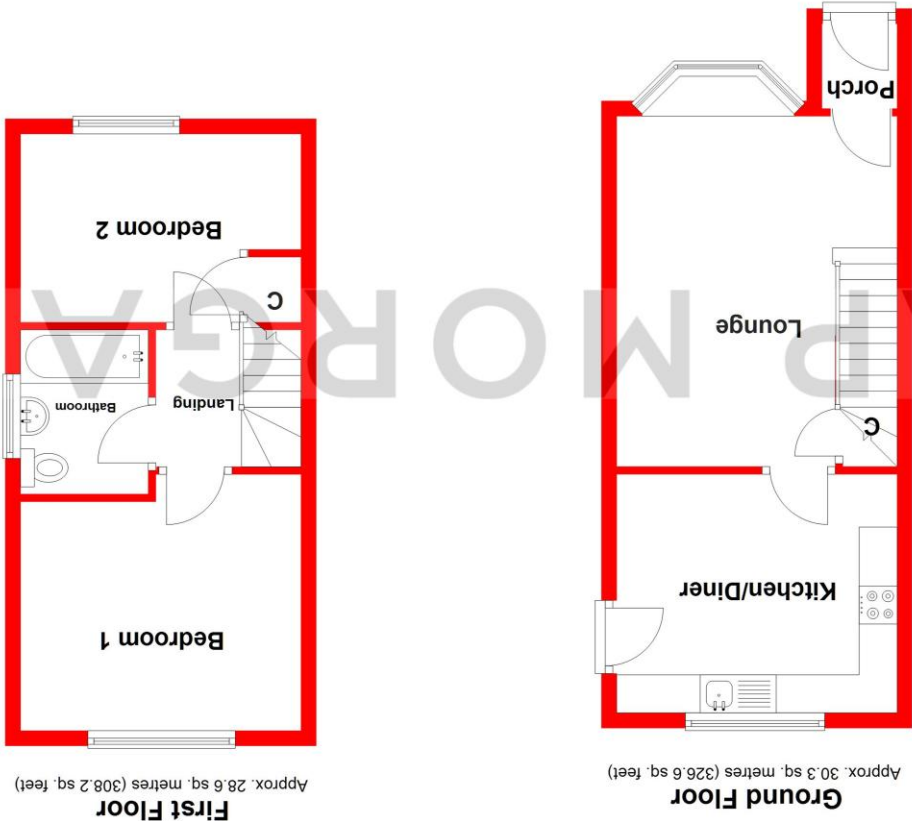
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Total area: approx. 59.0 sq. metres (634.7 sq. feet)

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Plan produced using Planlup.