

**AP MORGAN**

**Bank Road, Gornal Wood, Dudley**

Asking Price £200,000



**Features:**

- Three bedroom Victorian terrace
- Spacious kitchen/Diner
- Cosy lounge with log burning stove
- Cellar
- Large low maintenance garden
- Off road parking
- Great central location
- EPC - D

**Description:**

Introducing this charming three-bedroom Victorian terraced home located in Gornal Wood. This property boasts off-road parking, a spacious garden, and a cellar.

Upon entering, you'll find a cosy lounge with a feature multi fuel log burning stove, as well as a generous kitchen/diner complete with an integrated oven and access to the rear garden and cellar. The cellar offers ample space with versatile potential to cater to your specific needs.

Heading upstairs to the first floor, you'll discover two well-proportioned bedrooms, both equipped with storage cupboards. Completing the first floor is a bathroom featuring a shower over the bath.

Ascending to the second floor, you'll find a generously sized master bedroom with dual aspect windows and a built-in wardrobe.

To the front of the property, there is convenient off-road parking and a set of steps leading up to the entrance. The rear of the property features an extensive, low-maintenance garden with a sizable decked area at the rear. There's also access to an alleyway via a neighbouring property, providing access to the front of the house.

This home is situated within close proximity to local shops, amenities, transportation options, and schools. Additionally, it offers easy access to Dudley, Wombourne, and Russells Hall Hospital, with local nature reserves nearby for outdoor enthusiasts to enjoy.



**Details:**

**Lounge** 12'3" x 11'10" (3.73m x 3.6m)

**Kitchen/Diner** 12'3" x 11'10" (3.73m x 3.6m)

**Cellar** 12'3" x 12' (3.73m x 3.66m)

**Bedroom Two** 8'3" x 10'10" (2.51m x 3.3m)

**Bedroom Three** 12'3" x 6'8" (3.73m x 2.03m)

**Bathroom** 9'4" x 4'10" (2.84m x 1.47m)

**Master Bedroom** 19'5" x 11'2" (5.92m x 3.4m)



**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.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

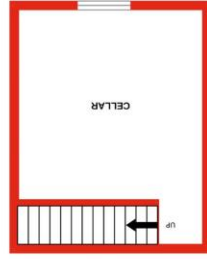
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

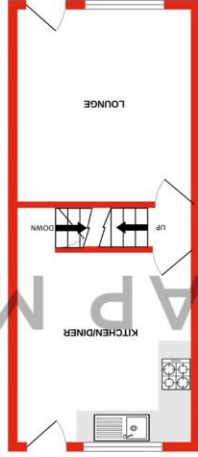
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

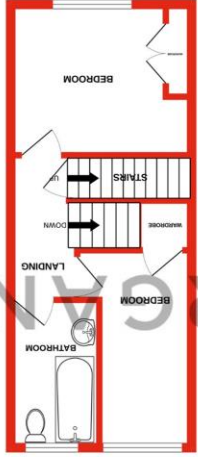
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



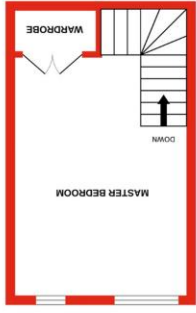
BASMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

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