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Foxlands Drive, Lower Gornal, DY3

Offers Over £350,000



A home that gives you options from day one – and room to grow for years to come. This fantastic detached property on Foxlands Drive offers a versatile layout, three first-floor bedrooms and an excellent opportunity to create a fourth bedroom on the ground floor, making it a brilliant choice for growing families, those needing a home office or anyone looking for flexible multi-generational living.

The ground floor provides an impressive amount of living space. A welcoming hallway leads to a spacious living room, while the separate dining room creates a dedicated setting for family meals and entertaining. The fitted kitchen offers excellent proportions and a range of integral appliances including a dishwasher, full-height larder fridge, undercounter freezer and washing machine.

A real highlight is the substantial additional room currently arranged as a study/Bedroom Four. Its generous proportions offer fantastic flexibility, whether used as a permanent fourth bedroom, second sitting room, playroom or home office. A downstairs WC completes the ground floor.

Upstairs, there are two double bedrooms and a third bedroom benefiting from a fitted wardrobe. The family bathroom includes a shower over the bath, while the landing benefits from a window providing natural light and a useful airing cupboard offering ample storage and housing a brand-new fitted central heating boiler.

Outside, the property's position is a further highlight, with the rear backing onto the greenery of Cotwall End Nature Reserve, providing an attractive natural backdrop.

Foxlands Drive is well placed for Lower Gornal and Sedgley, with local shops, amenities and schooling nearby. Ellowes Hall Sports College is particularly close, while Cotwall End Primary, St Chad's Catholic Primary and Beacon Hill Academy are also within the wider area. With Cotwall End Nature Reserve on the doorstep, countryside walks and green open space are also wonderfully accessible.

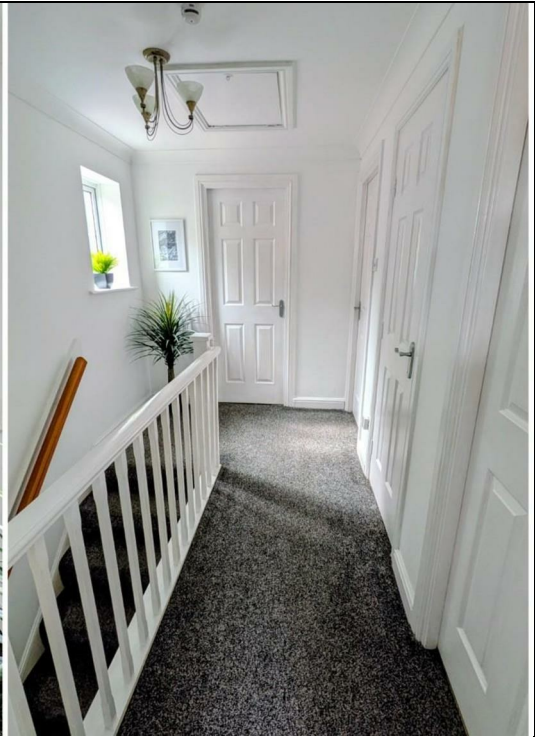
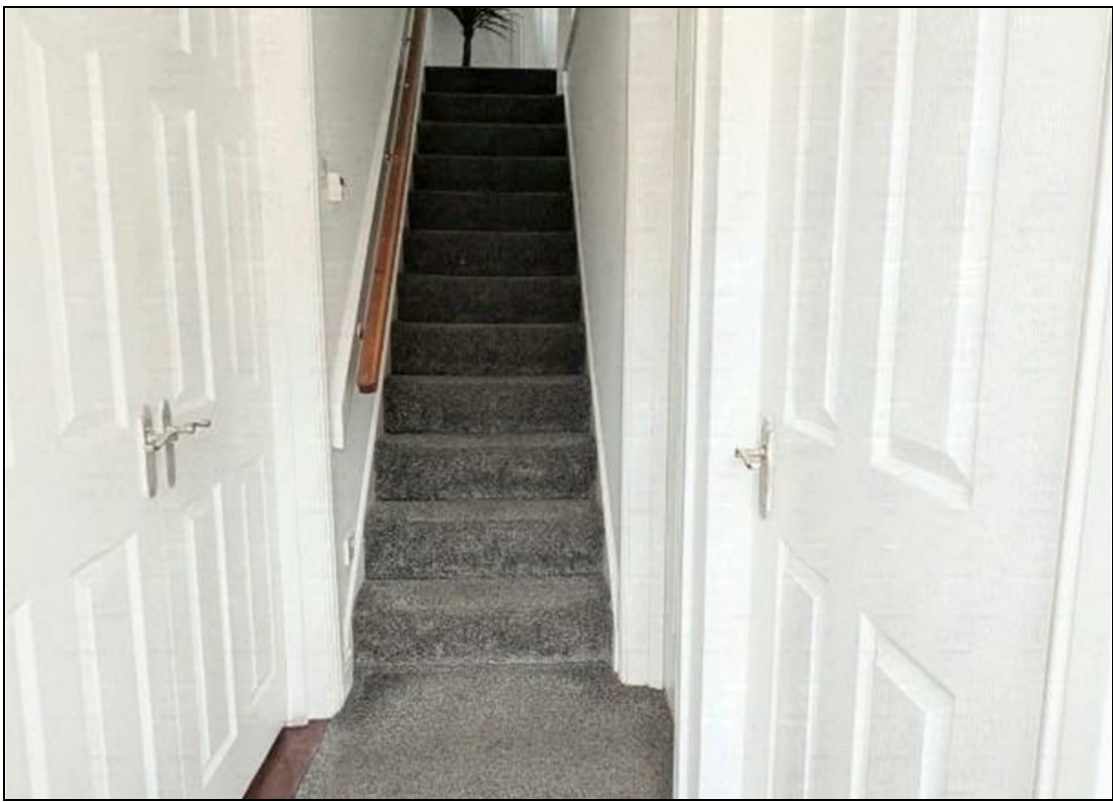


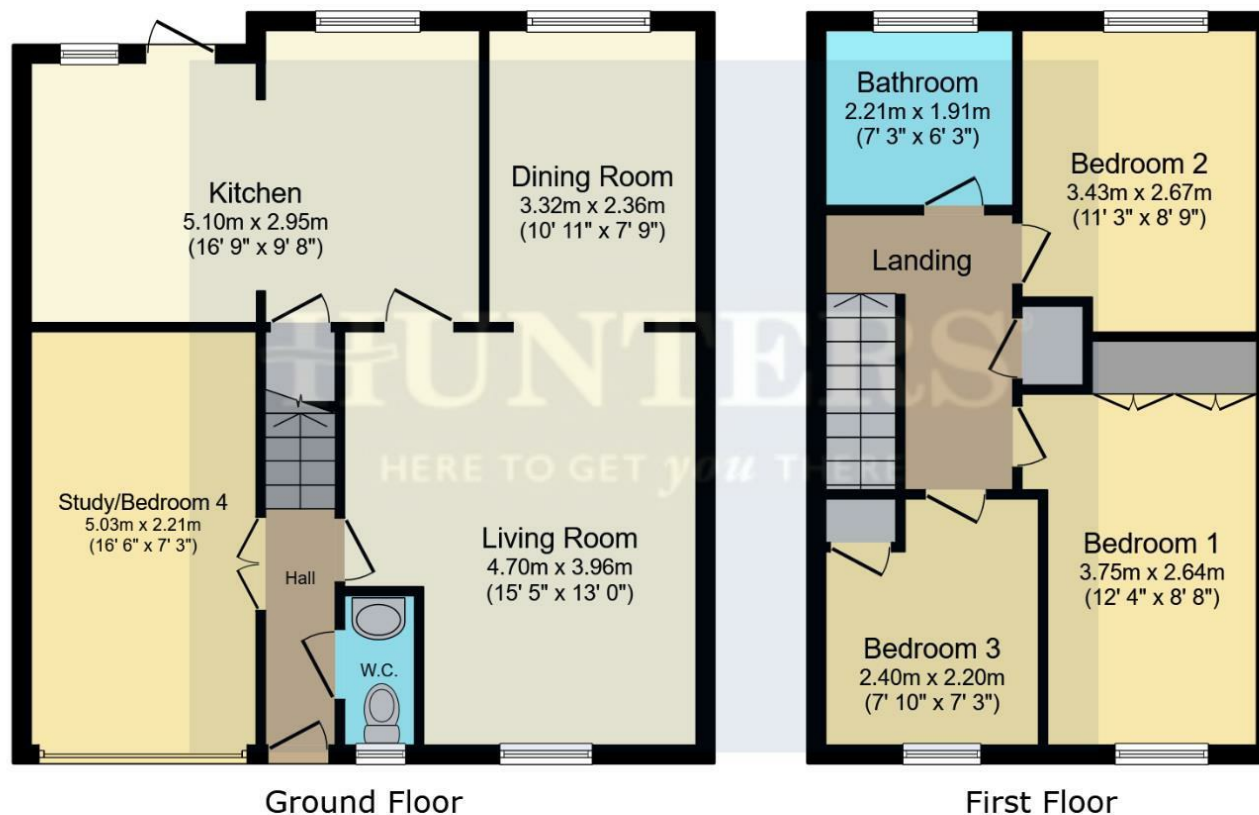
KEY FEATURES

- FANTASTIC DETACHED FAMILY HOME
- VERSATILE GROUND-FLOOR STUDY /
BEDROOM FOUR
- SPACIOUS LIVING ROOM & SEPARATE
DINING
- GROUND-FLOOR WC & FAMILY
BATHROOM
- EXCELLENT LOCATION CLOSE TO
SCHOOLS, AMENITIES & TRANSPORT
LINKS
- FLEXIBLE LAYOUT IDEAL FOR
GROWING FAMILIES



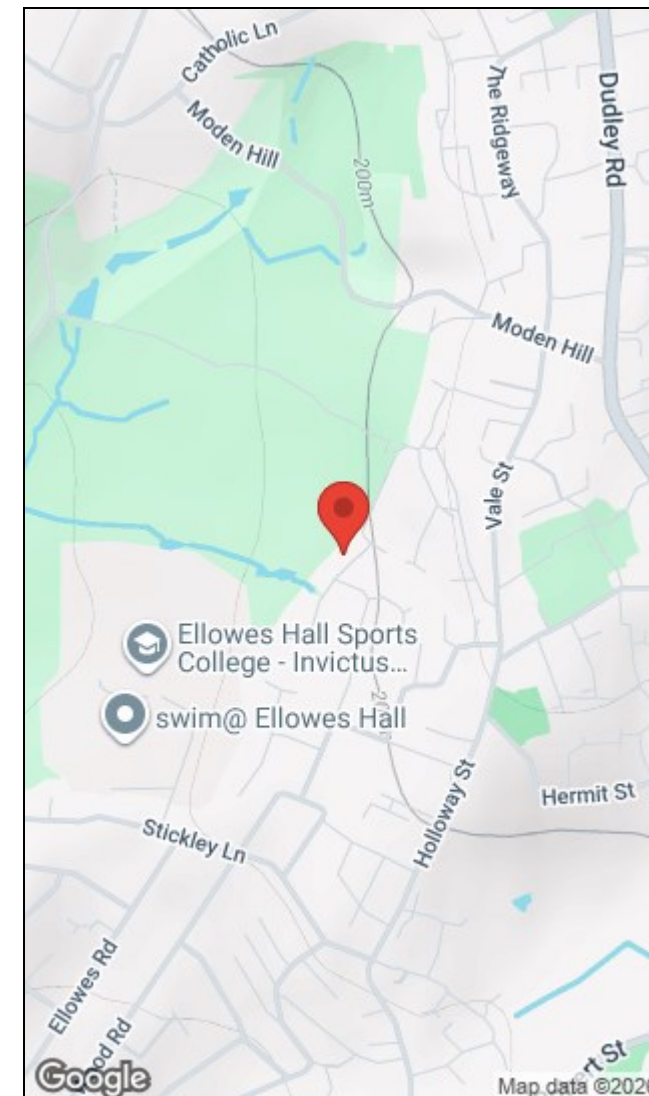






Total floor area: 103.2 sq.m. (1,110 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274
hunterssedgley@hunters.com | www.hunters.com



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