



## Lawnswood Road

Dudley, DY3 2JB

Offers In The Region Of £225,000



Hunters are pleased to present for sale this three-bedroom semi-detached house on Lawnswood Road, Lower Gornal, presented in good condition. The property offers a practical layout, making it suitable for first-time buyers.

Inside, there is a spacious lounge/diner with views over the garden, providing a comfortable living and dining area with ample natural light. The accommodation includes a master double bedroom, a second double bedroom, and a single bedroom. There is a conservatory overlooking the rear garden, offering additional space for relaxation or entertaining.

The property benefits from both parking and a single garage.

Lawnswood Road is conveniently positioned for local amenities. Several well-regarded schools are situated nearby, making this location favourable for families. For outdoor recreation, local parks are within walking distance, along with scenic walking routes providing opportunities for leisure and exercise.



Lounge / Diner 13'7" x 10'10" (Lounge), 8'10" x 8'9" (Diner)  
 (4.14m x 3.30m (Lounge), 2.69m x 2.67m (Diner))

This inviting living room extends into a separate dining area, creating a spacious, open-plan feel. The room features a large bay window allowing plenty of natural light, and a classic fireplace providing a warm focal point. The neutral carpet and soft patterned wallpaper add a traditional charm, making it a comfortable space for relaxing or entertaining.

Kitchen 8'9" x 8'2" (2.67m x 2.49m)

The kitchen is compact yet functional, featuring wooden cabinetry complemented by a tiled splashback in earthy tones. It benefits from a large window above the sink, which brightens the space and offers views of the garden. There is a practical layout with space for appliances, including a washing machine and cooker, and a door leading directly outside to the rear garden and conservatory.

Conservatory 7'5" x 6'4" (2.26m x 1.93m)

The conservatory is a cosy, brick-built space with large windows and a door that opens to the garden. It offers a bright and sheltered spot to enjoy the outdoors in comfort, furnished simply with wicker chairs and neutral flooring that ties in well with the garden's natural feel.

Hall

The hallway provides a warm welcome into the home, featuring wooden framed glass doors that open into the living area. The patterned carpet and textured wallpaper give a traditional feel, while the staircase leads to the first-floor landing.

Bedroom 1 11'2" x 10'0" (3.40m x 3.05m)

This main bedroom is generously sized with a large window that fills the room with natural light. It offers ample space for a double bed and furniture, with neutral decor allowing for personalization to suit any style.

Bedroom 2 12'8" x 9'7" (3.86m x 2.92m)

The second bedroom is a comfortable double room with a wide window bringing in good daylight. It has neutral decor and room for bedroom furniture, providing a restful retreat.

Bedroom 3 7'8" x 5'9" (2.34m x 1.75m)

A cosy single bedroom featuring a window with views to the outside. The room is ideal for a child's bedroom or a study, with neutral tones and fitted storage providing practicality.

Bathroom 5'10" x 5'6" (1.78m x 1.68m)

This bathroom is fitted with a shower cubicle, a wash basin set in a vanity unit, and a WC. It is finished with light, neutral tiling that enhances the natural light from the frosted window, creating a clean and fresh feel.

Rear Garden

The rear garden is well-maintained and split into sections with a paved patio area, lawn, and planted borders. It features a garden shed and offers a private and pleasant outdoor space, perfect for relaxing or gardening.

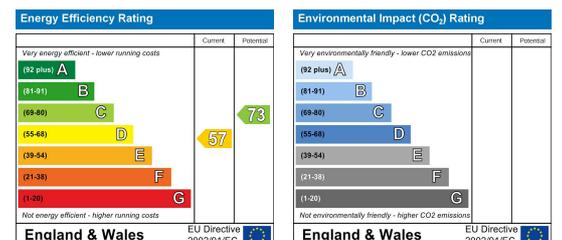
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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