



Thornleigh, Dudley

- BEAUTIFUL OPEN-PLAN LIVING, DINING AND KITCHEN AREA
- SEPARATE UTILITY ROOM AND DOWNSTAIRS WC
- GARAGE AND DRIVEWAY PARKING
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- THREE WELL-PROPORTIONED BEDROOMS
- IMMACULATELY PRESENTED AND READY TO MOVE INTO

Offers Over £260,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Thornleigh, Dudley

DESCRIPTION

Hunters are pleased to present this stunning three-bedroom semi-detached house for sale in the popular area of Lower Gornal, offering well-presented accommodation suitable for first-time buyers and families.

The ground floor features an open-plan lounge, dining area and modern kitchen, creating a practical and sociable living space. The kitchen includes integrated appliances and there is underfloor heating throughout the ground floor. The reception area enjoys views over, and access to, the rear garden. A downstairs WC and separate utility area add everyday convenience.

Upstairs, the property offers two double bedrooms, including a master bedroom, and a further single bedroom. The modern fitted bathroom is equipped with an overhead shower and heated towel rail.

Externally, the property benefits from parking and a single garage.

Lower Gornal provides a range of local amenities including shops, cafés and everyday services, with further facilities available in nearby Gornal Wood and Sedgley. There are local schools within easy reach, making the area practical for families. Nearby parks and walking routes offer opportunities for outdoor recreation.

Public transport links connect Lower Gornal to surrounding centres such as Dudley, Wolverhampton and Birmingham. Bus services run towards Dudley and Wolverhampton, where connections can be made to mainline rail services. From Dudley Port or Wolverhampton stations, journeys to Birmingham New Street typically take around 20–30 minutes, opening up wider commuting and leisure options.





Ground Floor

First Floor

Total floor area 101.6 sq.m. (1,094 sq.ft.) approx

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

Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email:

sedgley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | 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 |
| | | 70 | |
| | | 84 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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

