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Boundary Hill

Lower Gornal, Dudley, DY3 2HG

Price £190,000

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Hunters are pleased to present this spacious three-bedroom mid-terraced family home, ideally suited to a range of buyers and offering well-proportioned accommodation throughout, a private rear garden and off-road parking.

Located in the popular residential area of Lower Gornal, the property provides a practical and versatile layout, making it an excellent choice for families, first-time buyers or those looking for a sound investment opportunity.

Upon entering, the property leads into a generously sized lounge, providing a comfortable main reception room with ample space for a range of furniture and family living. To the rear is a kitchen/diner, offering a practical combination of kitchen and dining space, ideal for everyday family meals and entertaining.

To the first floor, the property offers three bedrooms, providing flexibility for family accommodation, a home office or guest room depending on individual requirements. The accommodation is completed by a family

Living Room 14' 10" x 11' 11" (4.52m x 3.63m)
This welcoming living room features a large bay window that floods the space with natural light, highlighting the warm wooden flooring and a charming fireplace as the room's focal point. Neutral tones create a cosy and inviting atmosphere, complemented by elegant ceiling lights and curtains framing the window.

Kitchen 21' 0" x 7' 8" (6.40m x 2.34m)
The kitchen is a practical and well-arranged space with white cabinetry offering ample storage and contrasting dark worktops. A large fridge freezer stands ready for use, alongside a gas cooker. The tiled floor extends into an adjoining dining area, which benefits from double patio doors opening out to the garden, filling the room with natural light and creating a pleasant flow to the outside.

Bedroom 1 11' 11" x 11' 8" (3.63m x 3.56m)
Bedroom 1 is a spacious room with light wooden flooring and a feature wall adorned with subtle floral wallpaper. A ceiling fan adds comfort, while built-in wardrobes with sliding doors, including mirrored panels, provide generous storage and help to visually enlarge the room. The window allows in plenty of daylight, making this a comfortable and practical sleeping space.

Bedroom 2 9' 10" x 7' 11" (3.00m x 2.41m)
Bedroom 2 is a cosy room with laminate flooring and a window that brings in natural light. It includes fitted shelving and hanging space along one wall, providing practical storage solutions while maintaining a neat and uncluttered feel.

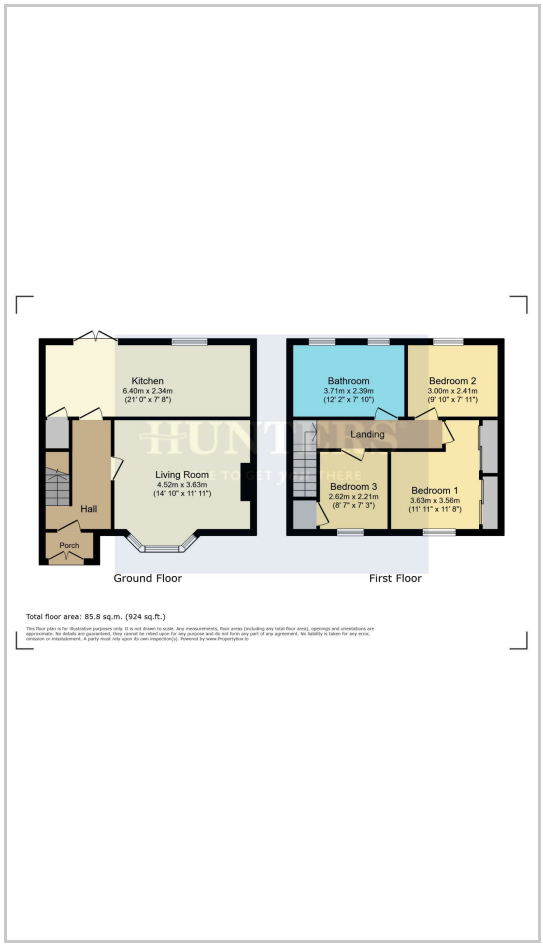
Bedroom 3 8' 7" x 7' 3" (2.62m x 2.21m)
Bedroom 3 is a smaller bedroom featuring laminate flooring and a ceiling fan. It benefits from a window and a built-in cupboard for extra storage, making it well suited for a study or guest room.

Bathroom 12' 2" x 7' 10" (3.71m x 2.39m)
The bathroom is a good-sized and light room, fully tiled with a neutral scheme that includes both wall and floor tiles. It features a separate shower enclosure, a bathtub, a pedestal sink, and a toilet. Two windows allow natural light to brighten the space, enhancing the clean and fresh feel.

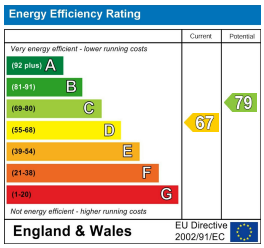
Rear Garden
The rear garden offers a good-sized outdoor space with a paved patio area leading to a lawn bordered by mature trees and shrubs. There is a shed for storage and a path dividing the garden, providing a practical and pleasant space for outdoor activities and relaxation.

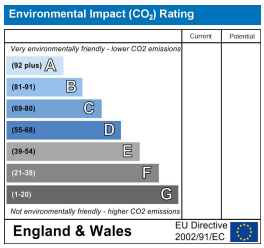
Area Map

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.
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