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 3  2  1  B

# Hopyard Lane, Lower Gornal

Asking Price £300,000



Presented to the market in immaculate condition, this impressive semi-detached three storey townhouse offers contemporary living, perfectly suited for first time buyers and families alike. Built in 2020, the property is truly turn key, allowing prospective owners to move in with ease.

Upon entering, you are greeted by the hallway with an inviting modern kitchen accessible on the right, which benefits from ample natural light and provides a stylish and practical space for culinary pursuits and daily dining. The lounge is located to the rear of the property and boasts delightful garden views, creating a relaxing ambiance ideal for entertaining or family gatherings. There is a downstairs wc which completes the ground floor accommodation.

The property is thoughtfully arranged across three floors, comprising three well-proportioned bedrooms. The principal bedroom features a spacious double layout, offering comfort and privacy. The second double bedroom is located on the second floor further enhanced by a sleek en-suite, ensuring convenience and a touch of luxury. A third single bedroom provides additional flexibility, perfect for use as a guest room, nursery, or study.

Two contemporary bathroom is appointed with quality fixtures and fittings, catering to the needs of a growing household.

Energy efficiency is assured with an EPC rating of B, reflecting the property's modern construction standards and economical running costs. Its location is highly desirable, with convenient access to nearby schools and a wealth of local amenities, making daily life straightforward and enjoyable.

This semi-detached house strikes the perfect balance between modern style and practical family living. With its pristine condition and excellent specification, this home represents an exceptional opportunity not to be missed. Arrange your viewing today to discover all it has to offer.

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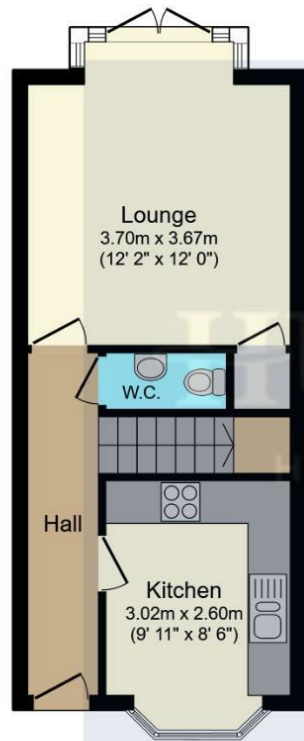
## KEY FEATURES

- IMMACULATE MOVE-IN CONDITION
  - BUILT IN 2020
- THREE-STOREY SEMI-DETACHED TOWNHOUSE
- BRIGHT RECEPTION WITH GARDEN VIEW
- MODERN KITCHEN WITH NATURAL LIGHT
  - THREE SPACIOUS BEDROOMS
  - EN-SUITE TO SECOND BEDROOM
  - EPC RATING B - ENERGY EFFICIENT
  - CLOSE TO SCHOOLS AND AMENITIES
  - OFF ROAD PARKING FOR TWO VEHICLES



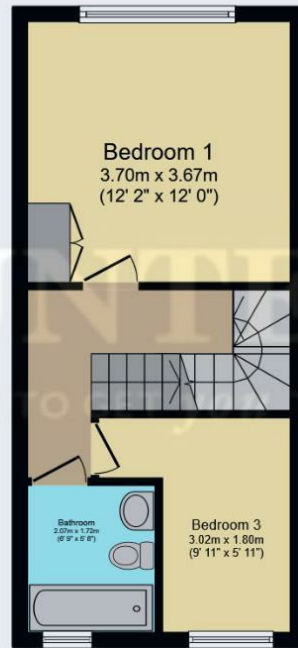






Ground Floor

Floor area 33.8 sq.m. (364 sq.ft.)



First Floor

Floor area 31.8 sq.m. (342 sq.ft.)

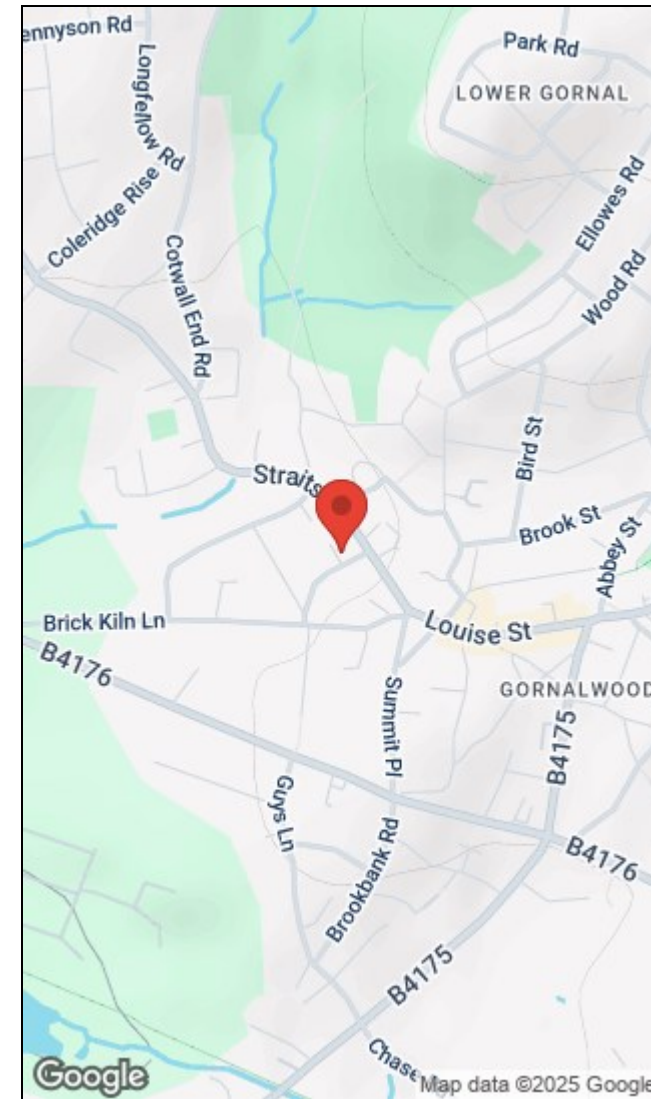


Second Floor

Floor area 31.8 sq.m. (342 sq.ft.)

Total floor area: 97.4 sq.m. (1,048 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](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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