



## Boundary Hill

Lower Gornal, Dudley, DY3 2HD

Offers In The Region Of £240,000



Hunters are delighted to present this well-maintained and generously proportioned three-bedroom semi-detached family home, situated within the highly sought-after residential area of Lower Gornal. Offering versatile accommodation across two floors, together with a useful loft room and attractive outdoor space, this property is ideally suited to growing families, first-time buyers and those seeking a well-connected yet community-focused location.

The ground floor briefly comprises a welcoming reception room, providing a comfortable and spacious setting for everyday living and entertaining. Double doors lead through to a bright conservatory, creating an additional reception area with pleasant views over the rear garden and direct access outside, making it an ideal space for relaxing or family gatherings throughout the year. The kitchen is well arranged and benefits from an abundance of natural light, offering ample storage and workspace for modern living. Further enhancing the practicality of the home is a separate utility room, providing additional space for laundry and household appliances, together with a convenient downstairs WC.

To the first floor, the property offers a generously sized master double bedroom, a second well-proportioned double bedroom and a spacious single bedroom, suitable for use as a child's room, guest bedroom or home



Living Room 16' 3" x 11' 2" (4.95m x 3.40m)

This welcoming living room features warm wooden flooring and a stylish fireplace set against a feature wall with vertical wooden panel detailing. The room benefits from natural light through large glazed doors that open into the conservatory, creating a bright and airy atmosphere. The space is finished with soft wall tones and subtle lighting, offering a cosy yet contemporary feel.

Conservatory 13' 7" x 10' 6" (4.14m x 3.20m)

The conservatory extends the living space with a spacious, light-filled room featuring a high vaulted ceiling with a ceiling fan and soft carpeting underfoot. Large windows and French doors offer garden views and direct access to the rear patio and lawn, blending indoor and outdoor living seamlessly. The lower half of the walls are painted in a calming sage green shade, adding a touch of colour while maintaining a neutral palette.

Kitchen 9' 11" x 7' 8" (3.02m x 2.34m)

The kitchen offers a practical layout with light oak cabinetry providing ample storage and contrasting black countertops for a modern touch. The space is brightened by a window over the sink. The flooring features dark tiles with a subtle pattern, complementing the cabinetry and creating a clean, functional feel.

Utility 7' 8" x 6' 6" (2.34m x 1.98m)

The utility room offers additional storage and laundry space, featuring tiled flooring that matches the kitchen and practical wooden cabinetry. A doorway connects the kitchen and the rear garden, enhancing convenience and flow within the home.

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The downstairs WC is finished with contemporary tiling in neutral shades, featuring a modern white vanity unit with an inset basin and a close-coupled toilet. A vertical window provides natural light, and the walls are accented with natural wood panel detail for added warmth and texture.

Landing

The first floor landing is a bright, simple space with a large window flooding the area with natural light. Soft carpeting adds warmth, and the neutral walls create a fresh and airy feel, providing easy access to the bedrooms and bathroom.

Bedroom 1 15' 6" x 8' 3" (4.72m x 2.51m)

Bedroom 1 is a spacious double room featuring soft carpeting and neutral walls that provide a calm and restful atmosphere. A large window lets in natural light, and the room benefits from a well-positioned radiator and ceiling lighting to complement the space.

Bedroom 2 12' 4" x 8' 3" (3.76m x 2.51m)

Bedroom 2 is another double room with neutral carpeting and walls, offering a peaceful retreat. The room is well lit by windows on two walls, creating a bright and airy feel, and includes a radiator for comfort.

Bedroom 3 9' 5" x 7' 8" (2.87m x 2.34m)

Bedroom 3 is a smaller room with wood-effect flooring and soft pastel two-tone walls in mauve and cream. A single window allows natural light, and the room would make an ideal child's bedroom, guest space, or study.

Bathroom 10' 10" x 4' 6" (3.30m x 1.37m)

The bathroom is fully tiled in contemporary neutral shades with patterned floor tiles adding character. It includes a bath with an overhead shower and a glass screen, alongside a modern washbasin with storage beneath and a close-coupled WC. A frosted window provides natural light while maintaining privacy.

Loft Room 20' 11" x 7' 10" (6.38m x 2.39m)

The loft room on the second floor provides a flexible space with a window, ideal for storage or a quiet retreat. It is flanked by two storage areas, increasing the property's overall storage capacity.

Rear Garden

The rear garden is a generously sized outdoor space with a paved patio area for seating and entertaining, leading onto a lawn bordered by mature shrubs and palm trees. There is a wooden summer house and a covered seating area, making this a private and inviting garden perfect for relaxing or enjoying outdoor activities.

Front Exterior

The front exterior presents a red-brick semi-detached house with a pitched roof, displaying modern black window frames and a matching door canopy. The property features a paved driveway offering off-road parking and a low brick wall enclosing the front garden, creating a neat and welcoming entrance.

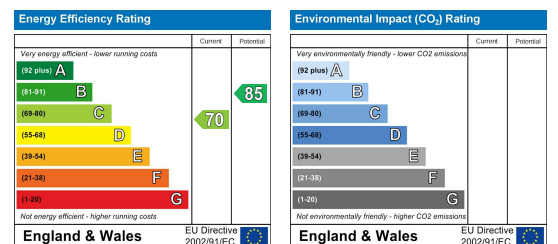
## Area Map



## 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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