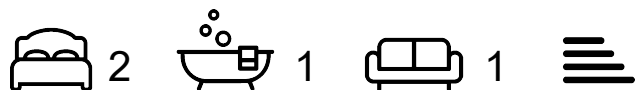




Sandfield Grove

Dudley, DY3 2RS

Offers In The Region Of £190,000



Ideally positioned within a popular residential cul-de-sac, just a short walk from the heart of Gornal Village, this spacious two-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a property tailored to their own tastes and requirements.

Offering generous proportions throughout, the accommodation provides excellent potential for modernisation and improvement, making it an ideal purchase for first-time buyers, growing families, downsizers or investors alike. With ample living space and well-balanced bedrooms, the property offers the perfect blank canvas to add value and truly make it your own.

Externally, the home enjoys a pleasant position within this established and sought-after neighbourhood, with scope to enhance the outdoor space to suit a variety of lifestyles.

The location is a real highlight. Gornal Village is renowned for its strong sense of community and offers an excellent selection of independent shops, cafés, supermarkets, pubs and everyday amenities, all within easy reach. Families will appreciate the choice of well-regarded local schools, while nearby parks and open green spaces, including Baggeridge Country Park and Himley Hall & Park, provide fantastic opportunities for



Lounge 16' 4" x 10' 5" (4.99m x 3.17m)

The lounge is a generously sized and welcoming space, offering an excellent setting for both everyday living and entertaining. Its spacious layout creates a bright and airy atmosphere, providing comfort and flexibility for a variety of uses.

Kitchen 16' 6" x 8' 0" (5.03m x 2.45m)

The kitchen provides a practical and well-proportioned space with ample storage and worktop areas, making it well suited to everyday use. Its functional layout offers plenty of room for food preparation and general household tasks.

Utility 8' 0" x 6' 2" (2.45m x 1.89m)

A handy utility room offers additional space for laundry appliances and storage, with its partially exposed brickwork and functional fittings providing a practical area to support household chores.

Toilet

The ground floor features a separate toilet with simple fittings, conveniently located off the hallway for guests and household use.

Bedroom 1 19' 5" x 8' 2" (5.91m x 2.48m)

The master bedroom is a spacious and well-proportioned room, offering plenty of space for a range of bedroom furniture. Its generous layout provides a comfortable and versatile setting for everyday living.

Bedroom 2 12' 11" x 10' 5" (3.93m x 3.18m)

Bedroom two is another generously sized double bedroom, offering ample space for a range of bedroom furniture. Its well-proportioned layout provides a comfortable and versatile space, ideal for family members or guests.

Bathroom 7' 3" x 6' 1" (2.22m x 1.85m)

The bathroom includes a bath with an overhead shower and tiled walls, a wash basin, and a toilet. The space is practical and benefits from a window that provides natural light and ventilation.

Hallway

A hallway connects the kitchen, utility room, WC, and stairs, providing access throughout the ground floor with a neutral decor that complements the overall home style.

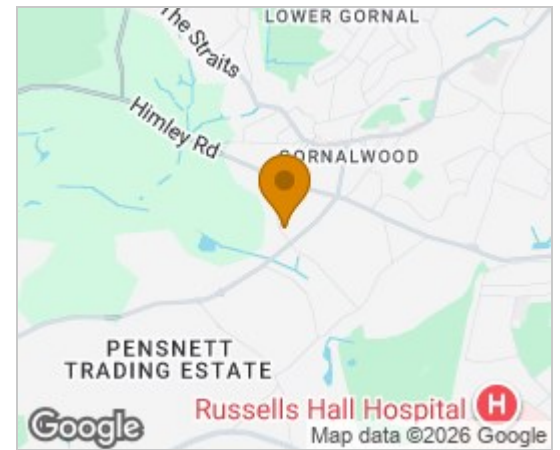
Rear Garden

The rear garden offers a generous outdoor space with a lawn bordered by paved patios, ideal for relaxing or entertaining. A shed provides useful storage, and the garden is enclosed by fencing for privacy.

Front Exterior

The front exterior features a brick driveway providing off-street parking with a low brick wall boundary and a gravel garden area, complementing the traditional brick façade of the property.

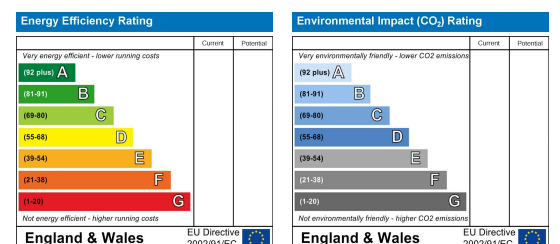
Area Map



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.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email: sedgley@hunters.com <https://www.hunters.com>