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# Club Row, Upper Gornal

Price £200,000



This beautifully presented two-bedroom semi-detached home is offered for sale in the highly desirable Upper Gornal area, conveniently positioned close to well-regarded schools, public transport links and a wide range of everyday amenities.

The accommodation comprises a welcoming reception room, providing a comfortable and well-defined living space, alongside a stylish and well-appointed kitchen benefiting from excellent natural light, ample dining space and direct access to the conservatory. The conservatory offers a versatile additional reception area, enjoying pleasant views over the rear garden and providing an ideal space for relaxing or entertaining.

The property further benefits from two generously sized double bedrooms, including a spacious principal bedroom, and a contemporary family bathroom featuring a modern rainfall shower. Off-road parking adds further practicality and convenience.

Ideally situated, the property enjoys easy access to a variety of local shops, supermarkets, cafés and services within Upper Gornal and the surrounding areas, while nearby parks and green spaces offer excellent opportunities for leisure and outdoor recreation.

The area is well served by public transport, with regular bus services providing convenient connections to Dudley town centre, Wolverhampton and neighbouring areas. Rail links are available from nearby stations including Coseley and Tipton, offering routes to Birmingham and beyond, making the property well suited to commuters. Excellent road connections to the A4123, A461 and the wider Midlands motorway network further enhance accessibility.

Combining immaculate presentation, versatile living space, a conservatory, off-road parking and a convenient location, this attractive home represents an excellent opportunity for first-time buyers, young professionals and those looking to take their next step on the property ladder.

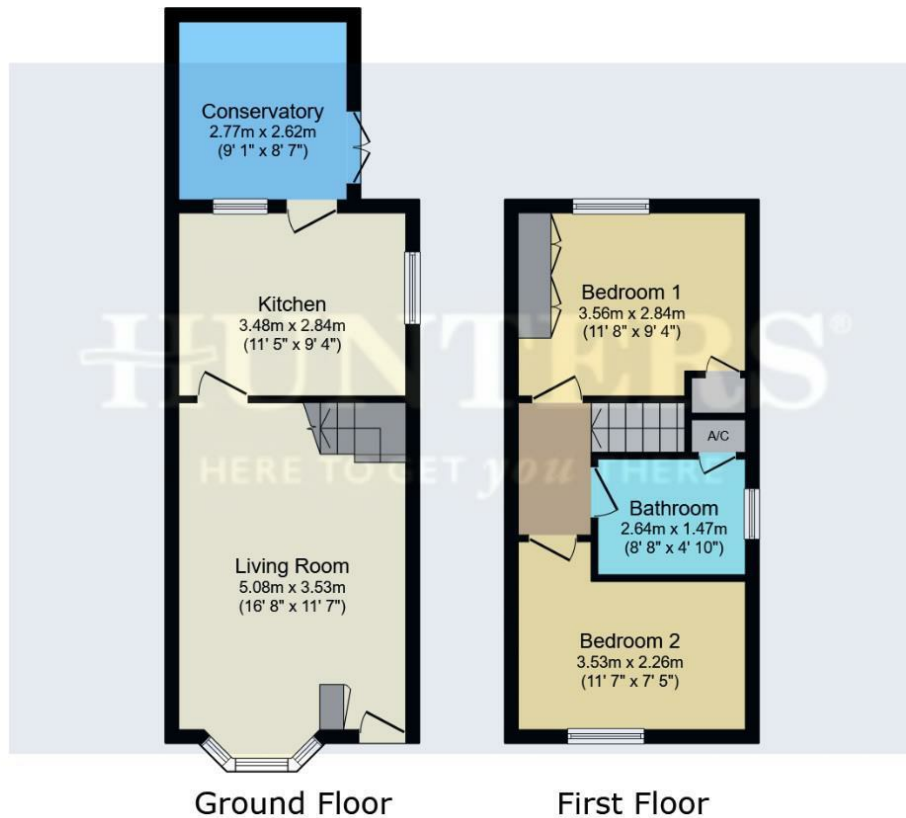
## KEY FEATURES

- SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
  - KITCHEN / DINER
  - CONSERVATORY
- STUNNING REAR GARDEN
- AMPLE OFF ROAD PARKING
- OFFERED WITH NO ONWARD CHAIN



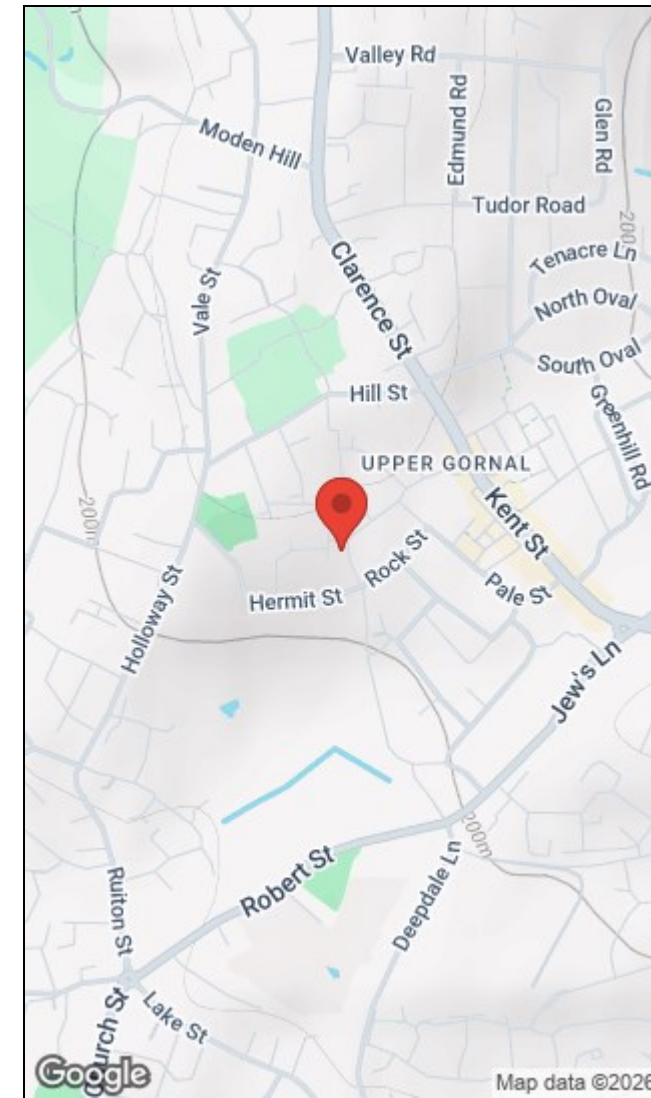






Total floor area: 65.0 sq.m. (700 sq.ft.)

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



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>			(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
 hunterssedgley@hunters.com | www.hunters.com



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