



## Hopyard Close, Gornal

- DETACHED THREE BEDROOM PROPERTY
- IDEAL FAMILY HOME
- REFURBISHED THROUGHOUT
- THREE DOUBLE BEDROOMS
- NO UPWARD CHAIN
- THREE RECEPTION ROOMS
- OFF-ROAD PARKING
- QUIET CUL-DE-SAC
- OFFICE SPACE

Offers In The Region Of £275,000

**HUNTERS®**

HERE TO GET *you* THERE

# Hopyard Close, Gornal

## DESCRIPTION

Presenting to the market a fantastic THREE BEDROOM DETACHED PROPERTY located ideally in Gornal in walking distance to the village offering great local schools, amenities and transport links offered with NO UPWARD CHAIN.

The property is in immaculate condition throughout featuring three reception rooms ideal for larger families in need of a more flexible style of living and far reaching views to the front elevation.

All of the bedrooms are of a very generous size easily accommodating double beds again perfect family life.

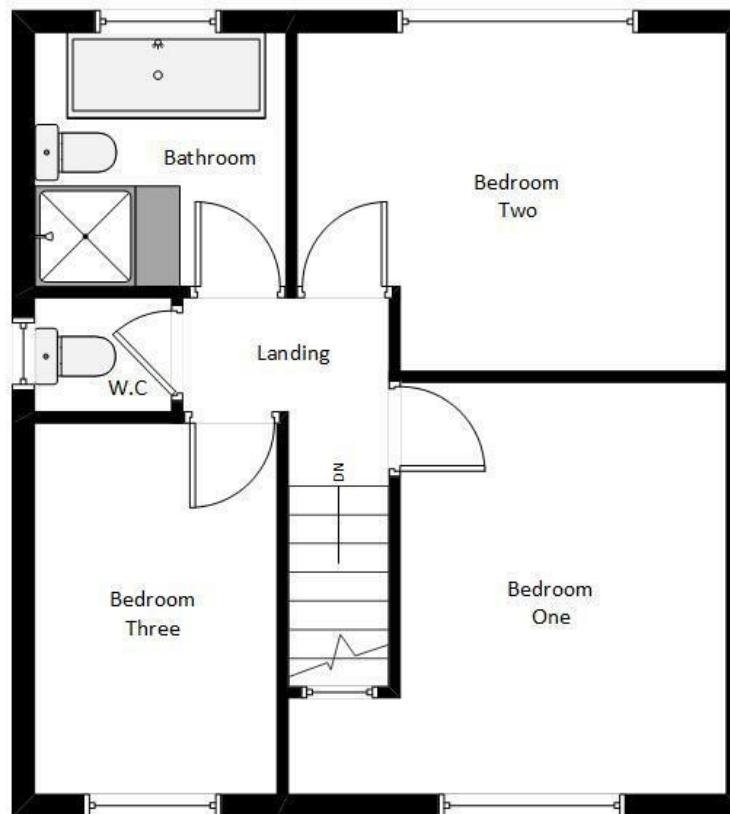
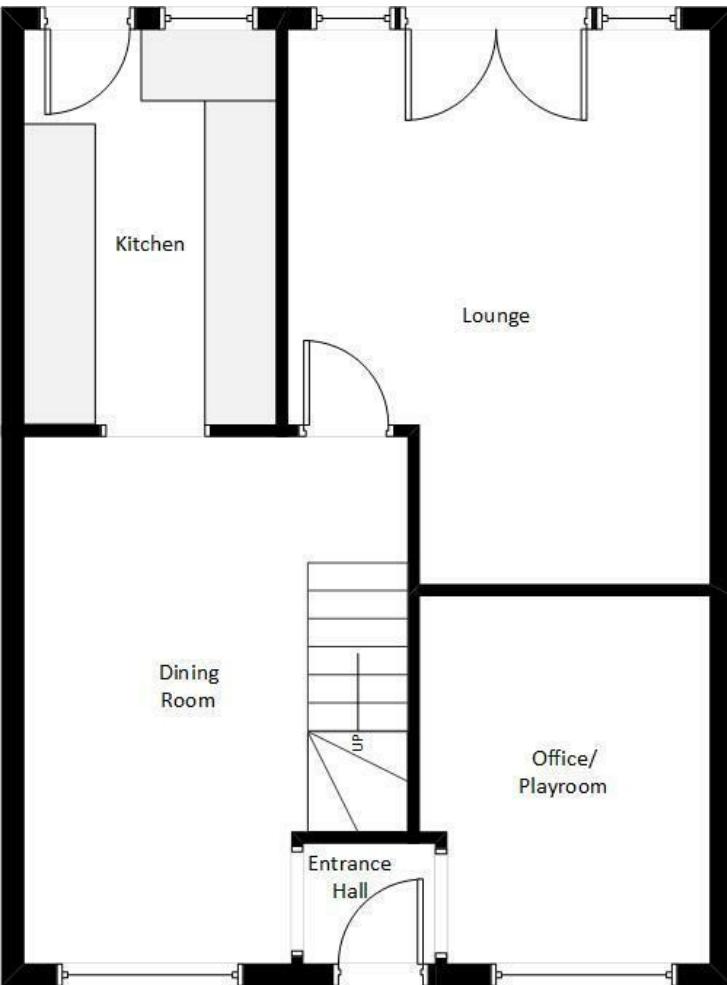
The home has been improved upon throughout with a landscaped garden, beautifully decorated throughout, reception rooms added and the installation of a feature log burner in the lounge.

The property is to briefly comprise of; entrance hall, lounge, dining room, playroom/office, kitchen, landing, three bedrooms, w.c, bathroom, off-road parking and landscaped rear garden.

VIEWING IS HIGHLY RECOMMENDED.







## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.

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