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**Park Road | Dudley | DY3 2JL**

**Offers In The Region Of £250,000**

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## Summary

**\*\*DECEPTIVELY SPACIOUS THREE BEDROOM HOME\*\*SEMI OPEN PLAN LIVING KITCHEN DINER\*\*TWO RECEPTION ROOMS\*\*GUEST WC AND SEPERATE UTILITY ROOM\*\*GENEROUS CORNER PLOT\*\*LANDSCAPED GARDEN\*\*DRIVE TO THE FRONT\*\*POPULAR LOCATION\*\*PERFECT FAMILY HOME\*\*DRESSING AREA TO MASTER BEDROOM\*\*VIEWING ESSENTIAL\*\***

Nestled on Park Road in the charming area of Lower Gornal, this deceptively spacious semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Set on a large corner plot, the property boasts a driveway and a well-maintained lawn area, enhancing its curb appeal.

Upon entering, you are welcomed by an inviting entrance hall that leads to two generous reception rooms, perfect for both relaxation and entertaining. The heart of the home features a semi-open plan living kitchen diner, which is ideal for family gatherings. Additionally, there is a guest WC and a separate utility room, providing practicality for everyday living.

The first floor comprises three well-proportioned bedrooms, offering ample space for family members or guests. The family bathroom is equipped with a four-piece suite, ensuring comfort and convenience for all.

The rear of the property reveals a generous, private, and enclosed mature garden, providing a tranquil outdoor space for children to play or for hosting summer barbecues.

## Key Features

- DECEPTIVELY SPACIOUS THREE BEDROOM HOME
- UTILITY ROOM AND GUEST WC
- FOUR PIECE SUITE FAMILY BATHROOM
- DRIVE TO THE FRONT
- PERFECT FAMILY HOME IN A POPULAR LOCATION
- SEMI OPEN PLAN LIVING KITCHEN DINING ROOM
- TWO RECEPTION ROOMS
- GENEROUS CORNER PLOT
- MATURE LANDSCAPED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### Entrance Hall

#### Sitting Room One

12'5" mx 11'0" (3.805m mx 3.354m)

#### Sitting Room Two

12'0" x 7'11" (3.664m x 2.425m)

#### Dining Room

10'4" x 14'7" (3.158m x 4.450m)

#### Kitchen

11'5" x 9'8" (3.488m x 2.958m)

#### Guest WC

2'9" x 5'7" (0.849m x 1.709m)

#### Utility Room

9'8" x 3'11" (2.962m x 1.216m)

### First Floor Landing

#### Bedroom One

15'9" x 9'8" (4.803m x 2.966m)

#### Dressing Area

6'5" x 5'6" (1.977m x 1.701m)

#### Bedroom Two

10'6" x 11'1" (3.225m x 3.386m)

#### Bedroom Three

11'0" x 9'7" (3.364m x 2.936m)

#### Family Bathroom

12'7" x 7'8" (3.838m x 2.343m)

#### Identification Checks B

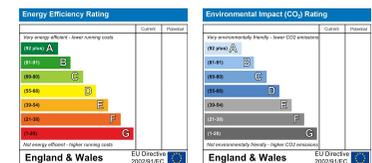
#### Disclosure







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