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22 The Close

| DY3 2JY | Offers In The Region Of £180,000

ROYSTON
& LUND

- THREE BED SEMI DETACHED FAMILY RESIDENCE
- FRONT & REAR GARDENS
- FAMILY BATHROOM
- FREEHOLD
- PRICED TO SELL!
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- CUL-DE-SAC LOCATION
- INVESTMENT OPPORTUNITY!
- NO CHAIN!





Located in a quiet cul-de-sac on The Close in Lower Gornal, this charming three-bedroom semi-detached home offers a fantastic opportunity for those looking to create their dream living space. Spanning an impressive 1,055 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time.

Built in 1960, this residence retains a sense of character while presenting a blank canvas for modernisation. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a comfortable home office. The single bathroom provides essential amenities, and the overall layout allows for a variety of design possibilities.

The property is priced to sell, making it an attractive option for first-time buyers or investors looking to add value through renovation. With its prime location in a peaceful neighbourhood, residents can enjoy the benefits of suburban living while remaining conveniently close to local amenities and transport links.

This is a wonderful opportunity to acquire a property that, with a little imagination and effort, can be transformed into a stunning family home. Do not miss your chance to view this promising semi-detached house in Dudley.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC 

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