

**AP MORGAN**



**Bramble Green, Upper Gornal, Dudley**  
Offers in the Region Of £145,000



**Features:**

- A well-extended semi detached property situated in the popular location of Upper Gornal, Dudley
- Stylish lounge with archway leading to the dining room
- Dining room featuring downlighting and sliding patio doors extending onto the rear garden
- Spacious utility room with plumbing for a washing machine and handy downstairs WC
- Two good-sized double bedrooms, one of which features built in wardrobes and downlighting
- Frontages include a two car driveway and access to the utility room
- Rear garden with initial paved patio area extending onto a lawn area
- EPC - TBC

**Description:**

A well extended semi-detached property situated in the popular area of Upper Gornal, Dudley.

Entering to the entrance hallway, the ground floor comprises of a stylish lounge leading through an archway into the dining room, complete with downlighting and sliding patio doors extending onto the rear garden, a contemporary kitchen with space for free standing appliances, a spacious utility room with plumbing for a washing machine, and a convenient downstairs WC.

Leading up the stairs to the first floor landing, the first floor comprises of a family bathroom with mixer shower over bath, and two good-sized double bedrooms, one of which features built in wardrobes and handy cupboard space.

Frontages include a two car driveway and access to the utility room, and overlooks a large grassy area directly opposite, the rear garden features an initial paved patio area, extending onto a lawn and features a timber shed, a metal storage shed and a wooden seating area, perfect for the summer months.

Situated in the popular area of Upper Gornal, Dudley, this property is within close proximity of local amenities and schools, and is also accessible from Dudley Town Centre's varied offering of shops, restaurants, and public transport links to Merry Hill, Birmingham, Wolverhampton and Stourbridge.

Additional features include gas central heating, double glazing and contemporary appointments throughout.



**Details:**

**Entrance Hallway**

**Lounge**

11' 0" x 11' 0" Both Max (3.35m x 3.35m)

**Dining Room**

6' 8" x 9' 5" (2.03m x 2.87m)

**Kitchen**

11' 10" x 7' 4" Both Max (3.60m x 2.23m)

**Utility room**

8' 4" x 5' 7" (2.54m x 1.70m)

**Lean To**

11' 8" x 3' 0" (3.55m x 0.91m)

**Downstairs WC**

3' 0" x 5' 7" (0.91m x 1.70m)

**First Floor Landing**

**Bedroom One**

9' 8" x 14' 1" Both Max (2.94m x 4.29m)

**Bedroom Two**

10' 1" x 10' 7" (3.07m x 3.22m)

**Bathroom**

5' 9" x 6' 4" (1.75m x 1.93m)

**EPC Rating:**

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01384 319 400.





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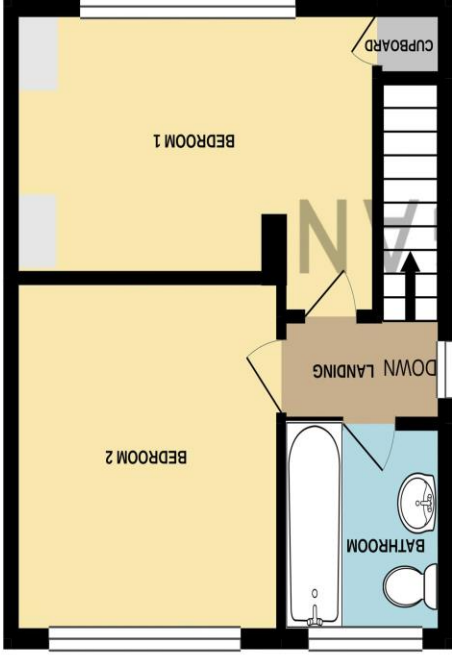
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GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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