



**Humphrey Street, Lower Gornal Dudley DY3 2AW**

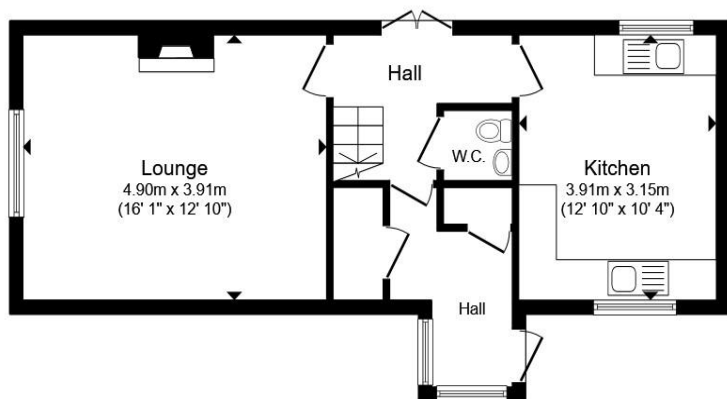


**welcome to**

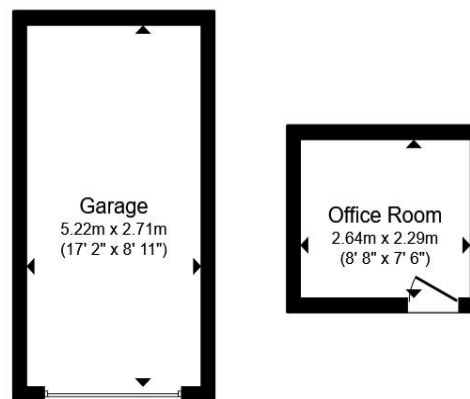
**Humphrey Street, Lower Gornal Dudley**

\*Three bedroom detached property \*\* Beautifully presented \*\* Garage \*\* Spacious reception room \*\* Ideal for first time buyers\*\* \*\* Close to local amenities \*\*

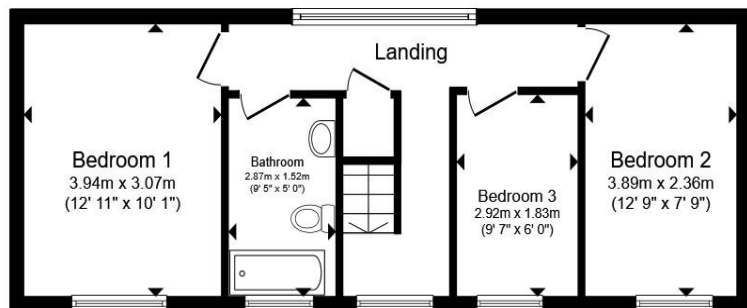




**Ground Floor**



**Outbuilding**



**First Floor**

Total floor area 109.0 m<sup>2</sup> (1,173 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



## Agent Note

### Downstairs W/C

### Lounge

16' 2" including chimney. x 12' 9" ( 4.93m including chimney. x 3.89m )

### Kitchen

12' 10" x 10' 3" ( 3.91m x 3.12m )

### Bedroom 1

12' 11" x 10' 1" ( 3.94m x 3.07m )

### Bedroom 2

12' 10" x 7' 9" ( 3.91m x 2.36m )

### Bedroom 3

9' 7" x 6' ( 2.92m x 1.83m )

### Bathroom

welcome to

## Humphrey Street, Lower Gornal Dudley

- Well located residential property
- Spacious reception room
- Beautifully presented
- Good sized bedrooms
- Private rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

offers over  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DLY106196 - 0005

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