



13 Robert Street,  
Lower Gornal, West Midlands DY3 2AZ

**Taylors**

13 Robert Street,  
Lower Gornal  
Offers in Region of  
£269,950

*\*SUMMER HOUSE/GYM \**

*\*THREE BEDROOMS\**

*\*ATTRACTIVE THROUGH - LOUNGE\**

ROOM DIMENSIONS

Reception hallway  
Through lounge 23"7 x 11"1  
Kitchen 11"0 x 6"5 max  
Utility room 21"5 x 5"7 max  
Conservatory 10"0 x 9"7

First floor landing  
Bedroom 12"5 to bay x 10"7 max  
Bedroom 11"0 x 11"0  
Bedroom 6"6 x 6"5  
Family bathroom 7"6 x 7"1

Outside

Good sized enclosed rear garden with SUMMER  
HOUSE/ SHED  
Generous driveway to fore  
Pitched felt roof to utility room

- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



A DELIGHTFULLY PRESENTED family home conveniently located within walking distance of sought after schools, shops and Gornal Village. Being gas centrally heated & UPVC double glazed, this ENLARGED traditional semi detached property also benefits from; entrance hallway, attractive through-lounge, conservatory, fitted kitchen, 21ft utility room, first floor landing, THREE BEDROOMS, family bathroom, SUMMER HOUSE/ GYM (with mains power & lighting), good sized rear garden and ample parking driveway to fore.

EPC - E. Council Tax - B. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof & pitched felt roof to utility room.

All mains services are connected.

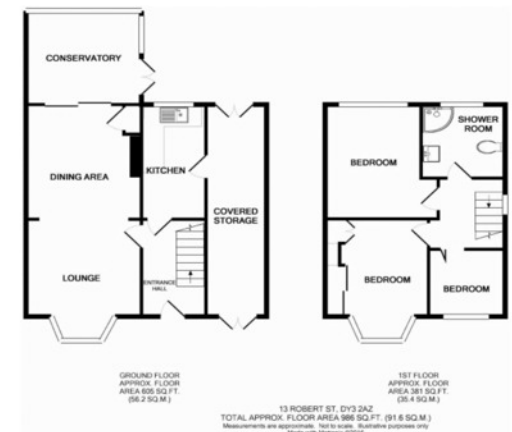
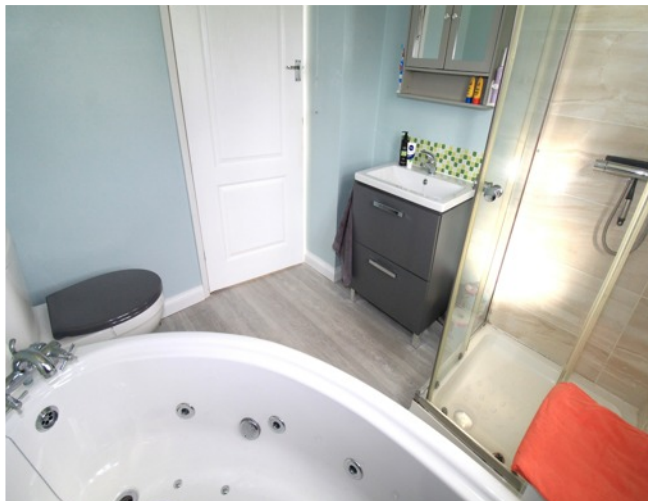
Broadband/Mobile coverage:

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**SEDGLEY BRANCH**

**MISREPRESENTATION ACT 1967**

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# Taylor's

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