3 Hopyard Close, Lower Gornal, DY3 2XJ

BERRIMAN
EATON

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NO UPWARD CHAIN. This is a spacious detached family home which has the benefit of off road parking for several vehicles, garage and an established and well stocked rear garden. The internal accommodation briefly comprises generous porch, lounge, dining kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are three double bedrooms, family bathroom and an additional separate WC. The property benefits from central heating, double, glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Hopyard Close is a quiet cul de sac situated just off Eaton Crescent and having lovely views, with stunning walks across to Baggeridge and Cotwall End. The property is conveniently situated for access onto Himley Road which is a major transport link to Dudley and surrounding towns as well and the shops and facilities in nearby Gornal Village.

DESCRIPTION

This is a spacious detached family home which has the benefit of off road parking for several vehicles, garage and an established and well stocked rear garden. The internal accommodation briefly comprises generous porch, lounge, dining kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are three double bedrooms, family bathroom and an additional separate WC. The property benefits from central heating, double, glazing and no upward chain.

ACCOMMODATION

The PORCH has a double glazed door with large picture windows to the front and side elevations, tiled floor, radiator and lighting with a double glazed sliding patio door into the LOUNGE which has a staircase rising to the first floor landing, gas fire, which was fitted in 2024 inset into a fireplace with original Baggeridge style brick, double glazed sliding patio doors to the rear elevation, two radiators and door into the kitchen. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces inset one and a half sink and mixer tap. There is a concealed floor mounted central heating boiler, double glazed opaque door to the garden, double glazed windows to the rear elevation, tiled walls and panelled ceiling. There are spaces for an oven and microwave with an integrated fridge and dishwasher. The DINING AREA has a double glazed window to the side elevation, large pantry and door into the UTILITY which has plumbing and space for a washing machine and freezer, loft access and door into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap and double glazed opaque window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING and gives access to the BATHROOM. This is fitted with a coloured suite which comprises a bath with shower over and screen, pedestal wash hand basin, low level wc, double glazed opaque window to the rear elevation, airing cupboard which houses the hot water cylinder, which was replaced in 2025, tiling to the walls and radiator. There is an additional SEPARATE low level wc which has tiled walls and a double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, fitted wardrobes and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY which allows off road parking for several vehicles, with a raised planted border and which gives access to the GARAGE through two double opening doors with windows to the side elevation. There is side gated access with a path leading to the REAR GARDEN. This has a favourable orientation to allow a sunny aspect with a retractable wall mounted sun shade, full width patio with wrap around path, lawn with well stocked established, and low maintenance, planted borders and a fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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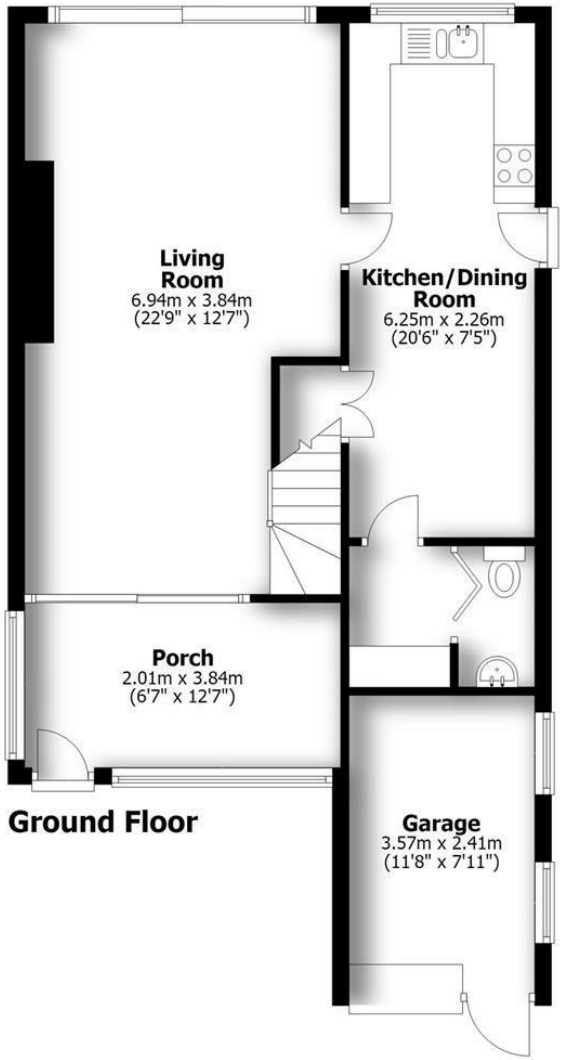
www.berrimaneaton.co.uk

Offers In The Region Of
£308,000

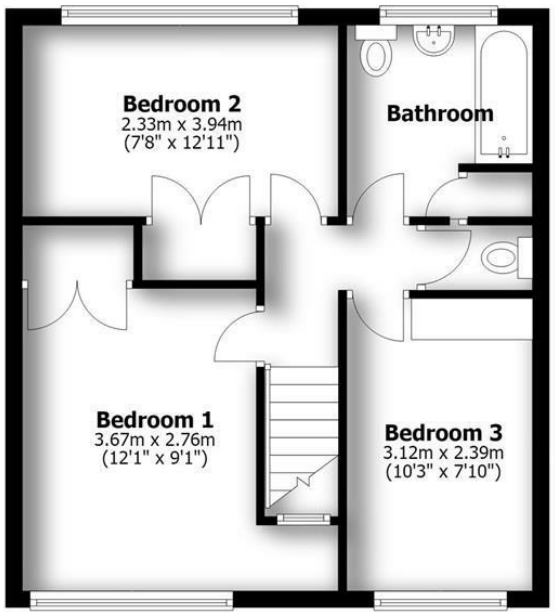
EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

3 Hopyard Close
Dudley



Ground Floor



First Floor

HOUSE:	95.9sq.m.	1032sq.ft.
GARAGE:	8.6sq.m.	93sq.ft.
TOTAL:	**104.5sq.m.**	**1125sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE