



16, Manderston Close
Dudley, DY1 2TZ

Taylor's

16 Manderston Close Dudley Offers in Region of £275,000

**DECEPTIVELY SPACIOUS
*THREE BEDROOMS
STUNNING DINING KITCHEN

▪ ROOM DIMENSIONS

Large Entrance Porch 7'4" by 6'7"
Reception Hallway with cloaks cupboard
Guest WC 5'10" by 2'10"
Attractive Lounge 16'10" by 15'0"
Stunning Fitted Kitchen Diner 16'7" by 9'0" with various integrated appliances
Conservatory 9'5" by 8'10"

FIRST FLOOR

First Floor Landing with airing cupboard
Principal Bedroom 10'6" by 10'7"
Ensuite Shower Room 6'0" max by 5'5"
Bedroom One 9'1" by 8'5"
Bedroom Two 9'3" by 7'5" (currently used as a dressing room) having range of built in wardrobes
Family Bathroom 8'2" max by 5'3" max

OUTSIDE

Garage - situated within adjoining "Coachhouse"
Parking
Delightful landscaped rear garden with further additional secluded garden ideal for storage that gives access to rear of garage

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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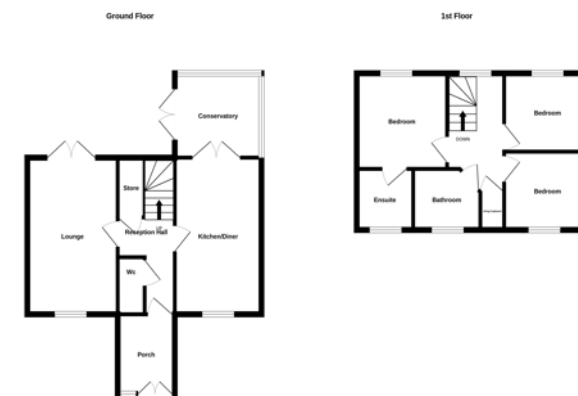
****SUPERB!**** Perfectly nestled within popular cul-de-sac and in walking distance of sought after local schools and shops is available this **STYLISHLY PRESENTED** family home. Comprising of gas central heating & UPVC double glazing, this **DECEPTIVELY SPACIOUS** property also boasts; **IMPOSING PORCH**, reception hallway with cloaks cupboard, attractive lounge, **STUNNING DINING KITCHEN** with various integrated appliances, guest W/C, conservatory, first floor gallery style landing, **THREE BEDROOMS** with impressive **ENSUITE SHOWER ROOM** to primary bedroom, attractive bathroom, delightful landscaped rear garden with additional side garden (perfect for shed/ storage) **GARAGE & parking**. EPC - C Council Tax - C Tenure - Freehold Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage:

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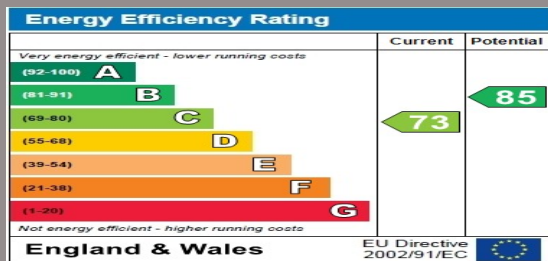
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MISREPRESENTATION ACT 1967

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Measurements are approximate. Not to scale. All dimensions given are to the internal face of the wall.



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