## **Taylors**

## Mulberry Green, Dudley

Offers Over £169,950

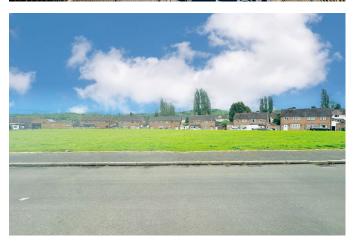






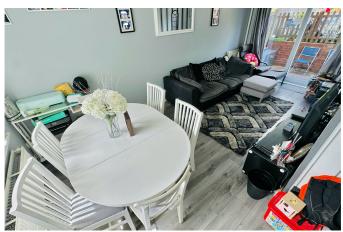












MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylor nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property, As the seller's seatle agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues there again stead represents the native property unless we have been made aware of such members that the property or stead parties should employ professionals to make stead earned surveyors.

FPC: can be supplied free of charge. CONSUMER PROTECTION REGULATIONS; (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include allowes, recesses or otherwise as described, and you must NOT rely on them for any other purposes. The appearance of an item in any photograph does not mean that it forms part of the property or safeled price. FIXURES AND FITTINES: AND FITTINES:

taylors-estateagents.co.uk Follow us on:



- THREE BEDROOMS
- UTILITY ROOM
- STARTER HOME
- HALLWAY
- · Council tax band-A

- THROUGH LOUNGE-DINER
- PORCH
- ENCLOSED REAR GARDEN
- · EPC-C
- •

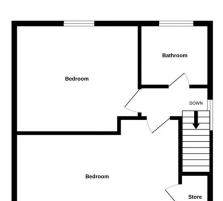
Storage
Covered Maintage

Kitchen

Lounge/Diner

Entrance Ha

**Ground Floor** 



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2024

A WELL PRESENTED STARTER HOME, offering deceptively living on the popular 'Greens' neighbourhood in Dudley.

**Entrance Porch** 

Hallway

MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make no rigive, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, ear en out surveyors or convergancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. EPC: can be supplied free of charge. CONSUMER PROTECTION REGULATIONS (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include allowes, recesses or otherwise as described, and you must NOT rely on them for any other purposes. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. EXTURDES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, future or fitting and cannot verify they are in working order or fit for their purpose. PLANINING PERMISSION / BUILDING REGULATIONS: Any reference to the property or sale property or sale property or sale property and property or sale property and property or sale property and property or sale property or sale property and property and property or sale property and property or sale



## Lounge/Diner

19' 6" x 11' 0" (5.94m x 3.35m)

Fitted Breakfast Kitchen

12' 7" x 7' 4" (3.83m x 2.23m)

Side Hallway with storage

Utility room

8' 10" x 6' 3" (2.69m x 1.90m)

First Floor Landing

Main Bedroom

14' 1" x 10' 2" (4.29m x 3.10m)

**Bedroom** 

10' 7" x 10' 3" (3.22m x 3.12m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

MISREPRESENTATION ACT 1967: These particulars of ont constitute any part of an ofter or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisty themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. So that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. PCP: can be supplied free of charge. CONSUMER PROTECTION REGULATIONS (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcowes, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. "RIVINES AND ITTINISES." Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. PLANNING PERMISSION / BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. PLOOR PLAN: This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.