



19 Marston Road,
Russells Hall, DY1 2PA

Taylor's

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*SUPERBLY ENLARGED & TREMENDOUSLY
SPACIOUS, THREE STOREY, TRADITIONAL
STYLE, SEMI-DETACHED RESIDENCE*

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Sitting Room - 11' 7" x 9' 0" (3.53m x 2.74m)

Dining Room - 11' 2" x 10' 1" (3.40m x 3.07m)

Kitchen - 11' 3" x 6' 6" (3.43m x 1.98m)

FIRST FLOOR

Landing

Bedroom 1 - 16' 10" x 10' 4" (5.13m x 3.15m)

Bedroom 3 - 10' 1" x 8' 0" (3.07m x 2.44m)

House Bathroom - 7' 9" x 6' 4" (2.36m x 1.93m)

TOP FLOOR

Top Floor Landing

Bedroom 2 - 15' 7" x 7' 6" (4.75m x 2.28m)

Walk-In-Wardrobe

Top Floor Shower Room

OUTSIDE

Driveway

Garage

Large Rear Garden

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.



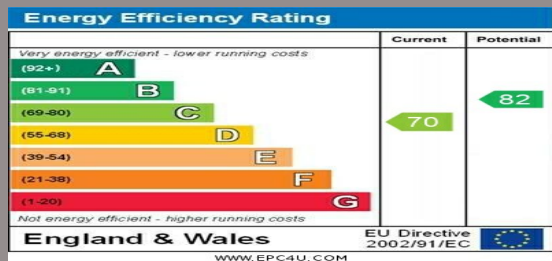
This SUPERBLY ENLARGED & TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, THREE STOREY, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within the SOUGHT AFTER AREA of RUSSELLS HALL, which has an OUTSTANDING RANGE of POPULAR SCHOOLING & AMENITIES close by, combined with having Russells Hall Hospital within walking distance, and furthermore encompasses a VERY WELL PROPORTIONED & GOOD SIZED LAYOUT of accommodation, of which is STYLISHLY PRESENTED throughout. This WELL ARRANGED & HUGEY DECEPTIVELY PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Entrance Porch, Hall, Two Spacious & Nicely Decorated Reception Rooms, Fitted Kitchen, First Floor Landing, Two Good Sized First Floor Bedrooms, Luxury First Floor Bathroom, Second / Top Floor Landing, Spacious Top Floor Bedroom, Contemporary Shower Room & Walk-In-Wardrobe. Furthermore with Driveway, Garage, Gas Central Heating & Huge Rear Garden. EPC: TBC. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low Risk of yearly flooding. Tenure: Freehold.

BHS10305

MISREPRESENTATION ACT 1967

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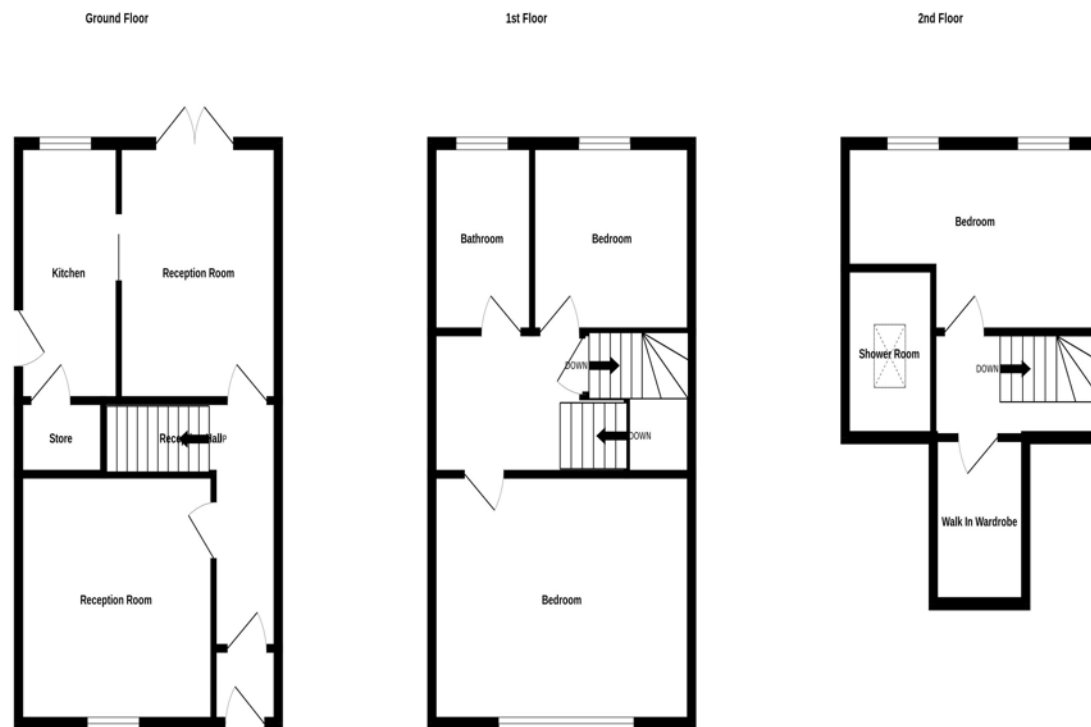
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SEDGLEY



Measurements are approximate. Not to scale. Illustrative purposes only
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