



34 St. James Road,
Oldbury, B69 2DX

Taylor's

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*STUNNING, BEAUTIFULLY MODERNISED & COMPREHENSIVELY IMPROVED, EDWARD-
IAN STYLE, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
- Attractive Dining Room - 13' 0" x 11' 11" (3.96m x 3.63m)
- Stylish Sitting Room - 11' 8" x 12' 9" (3.55m x 3.88m)
- Stunning Kitchen - 17' 3" x 6' 9" (5.25m x 2.06m)
- Wonderful Office Space - 18' 4" x 7' 3" (5.58m x 2.21m)
- Luxury Shower Room
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 3" x 11' 2" (3.43m x 3.40m)
 - Bedroom 2 - 11' 8" x 9' 8" (3.55m x 2.94m)
- Modern House Bathroom - 10' 3" x 6' 10" (3.12m x 2.08m)
- OUTSIDE
- Cottage Style Rear Garden
- 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.



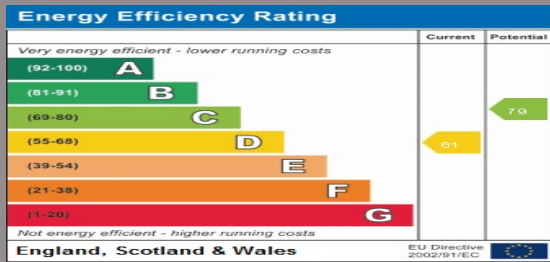
This STUNNING, IMMACULATELY MAINTAINED & STYLISHLY DECORATED, TREMENDOUSLY SPACIOUS, THREE BEDROOM, SEMI-DETACHED FAMILY HOME enjoys a SPLENDID position within this desirable RESIDENTIAL LOCATION and offers an EXTREMELY HIGH SPECIFICATION layout of BEAUTIFULLY PRESENTED and EXPENSIVELY APPOINTED accommodation which includes DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL PROPORTIONED & GOOD SIZED PROPERTY has a SUPERB RANGE of AMENITIES, TRANSPORT LINKS & SOUGHT AFTER SCHOOLING close by and combined with being PERFECTLY SUITED for FAMILIES, in brief comprises: Entrance Porch, Spacious Reception Hall, Guests Cloakroom, Attractive Sitting Room, Stunning Well Fitted Kitchen with Dining Area, Impressive Landing, Three Well Proportioned First Floor Bedrooms, Luxury Well Appointed Four Piece Suite Bathroom, Block Paved / Lawned Frontage & Beautifully Landscaped Rear Garden with initial patio area for alfresco dining! Tenure: Freehold. EPC: D/Council Tax Band: B. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property.

BHS9906

MISREPRESENTATION ACT 1967

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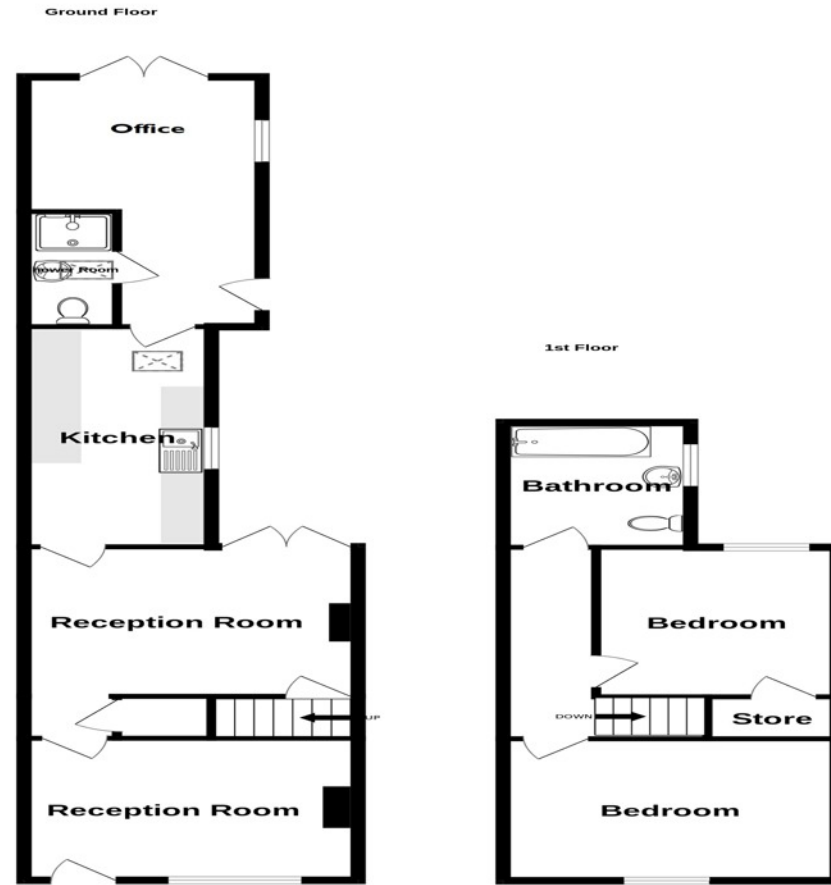
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