



11 Buffery Road,
Dudley, DY2 8EA

Taylor's

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*EXTREMELY DECEPTIVE & VERY WELL
PROPORTIONED, CHARMING, VICTORI-
AN STYLE, END-OF-TERRACE RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Reception Room 1 - 12' 4" x 9' 4" (3.76m x 2.84m)
 - Reception Room 2 - 11' 10" x 12' 7" (3.60m x 3.83m)
 - Modern Kitchen - 9' 10" x 5' 0" (2.99m x 1.52m)
 - Inner Hall / Lobby
 - House Bathroom - 7' 8" x 4' 9" (2.34m x 1.45m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 10" x 11' 1" (3.91m x 3.38m)
 - Bedroom 2 - 11' 6" x 8' 8" (3.50m x 2.64m)
- FURTHERMORE WITH
 - Cellar
- Large / Versatile Loft - 9' 7" x 8' 6" (2.92m x 2.59m)
- 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 EXTREMELY DECEPTIVE & VERY WELL PROPORTIONED, CHARMING, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE is conveniently situated within this ESTABLISHED & POPULAR RESIDENTIAL LOCATION, which has an abundance of TRANSPORT LINKS & LOCAL AMENITIES (such as Dudley Town Centre & Buffery Park) close by and furthermore encompasses a GOOD SIZED & CHARACTERFUL layout of accommodation, of which is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder, yet may also appeal to INVESTORS seeking an astute buy-to-let investment. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and in brief comprises: Entrance Hall, Two Spacious Reception Rooms, Modern Well Fitted Kitchen, Inner Hall / Lobby, Well Appointed House Bathroom, Cellar, Landing, Two Good Sized First Floor Bedrooms & Large / Versatile Loft with a variety of potential uses. Furthermore with Double Glazing, Gas Central Heating & Rear Yard Area (to be clarified by legal / conveyancing solicitor). Tenure: Freehold. EPC: D. Council Tax Band: A. 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).

BHS10229

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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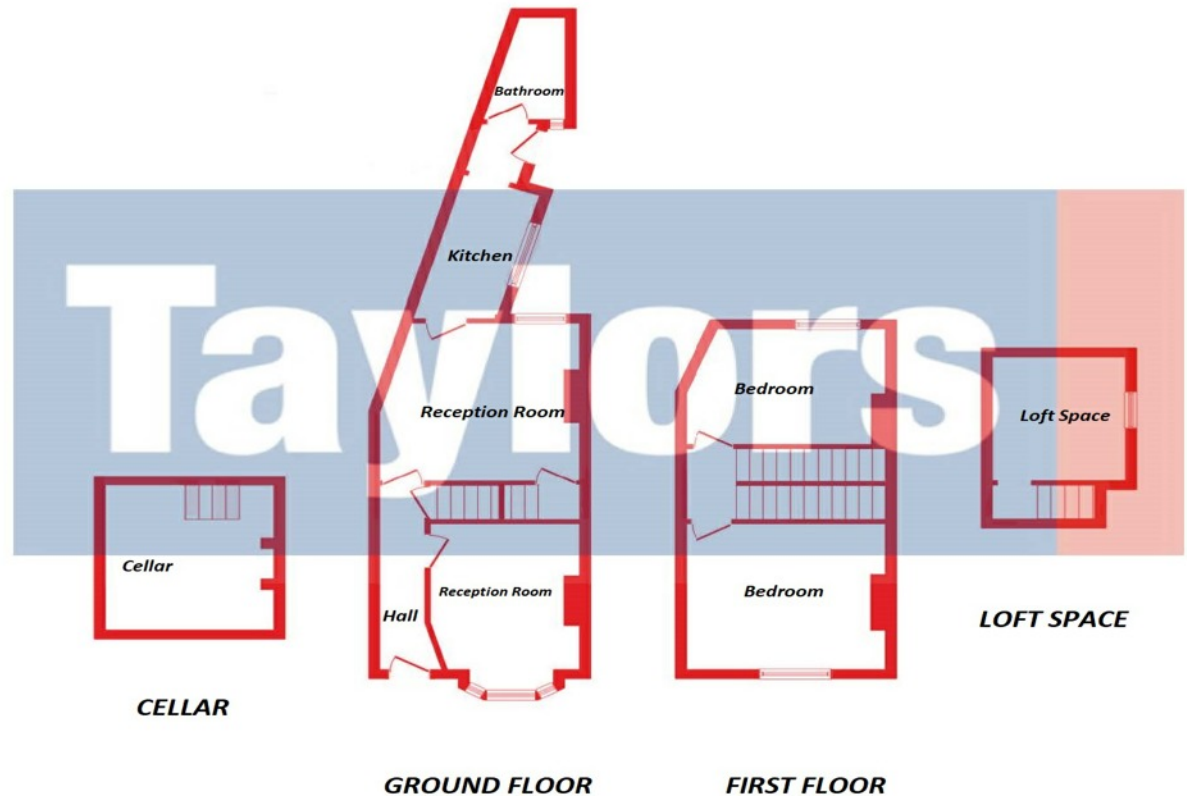
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IMPORTANT NOTICES AND DISCLAIMERS: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. **ENERGY PERFORMANCE CERTIFICATE (EPC):** a full version can be supplied from any of our offices - free from any charge. Taylor's would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, 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. Always contact the appropriate Taylor's branch for advice or confirmation on any points. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylor's have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **PROPERTY MISDESCRIPTIONS ACT 1991:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, 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. Always contact the appropriate Taylor's branch for advice or confirmation on any points. **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 Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOOR PLAN (provided for guidance only):** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. The floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. We do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).