



57 Pearce Close,
Russells Hall, DY1 2LX

Taylor's

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*MOST APPEALING & WELL AR-
RANGED, SEMI-DETACHED BUN-
GALOW RESIDENCE*

ROOM DIMENSIONS

Entrance Hall / Porch

Sitting Room - 18' 9" x 10' 4" (5.71m x 3.15m)
(measurements taken at widest available points)

Kitchen - 8' 7" x 8' 5" (2.61m x 2.56m)

Conservatory - 16' 1" x 5' 7" (4.90m x 1.70m)

Inner Hall

Shower Room - 7' 4" x 5' 6" (2.23m x 1.68m)
(measurements taken at widest available points)

Bedroom 1 - 10' 5" x 8' 7" (3.17m x 2.61m)

Bedroom 2 - 11' 4" x 8' 7" (3.45m x 2.61m)
(measurements taken at widest available points)

OUTSIDE

Driveway

Low Maintenance Rear Garden

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.



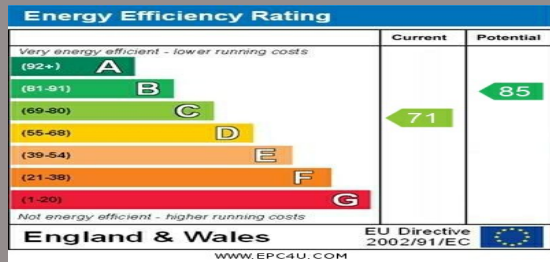
This MOST APPEALING & WELL ARRANGED, TWO BEDROOM, SEMI-DETACHED BUNGALOW RESIDENCE is pleasantly situated towards the head of this LOVELY & POPULAR close, located within the sought after area of Russells Hall, and furthermore encompasses a DECEPTIVELY SPACIOUS layout of accommodation, of which is PERFECTLY SUITED for those wishing to downsize. This WELL PROPORTIONED PROPERTY must be viewed at the earliest opportunity and together with being for sale with NO UPWARD CHAIN, in brief comprises: Entrance Hall / Porch, Sitting Room with Dining Area, Kitchen, Inner Hall, Spacious Conservatory, Two Bedrooms & Shower Room. Furthermore with Low Maintenance Fore Garden, Driveway which provides Off Road Parking, Secluded Rear Garden, Combination of Single & Double Glazed Windows & Gas Central Heating. 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* - Please speak to selling agents for more information on the tenure.

BHS10292

MISREPRESENTATION ACT 1967

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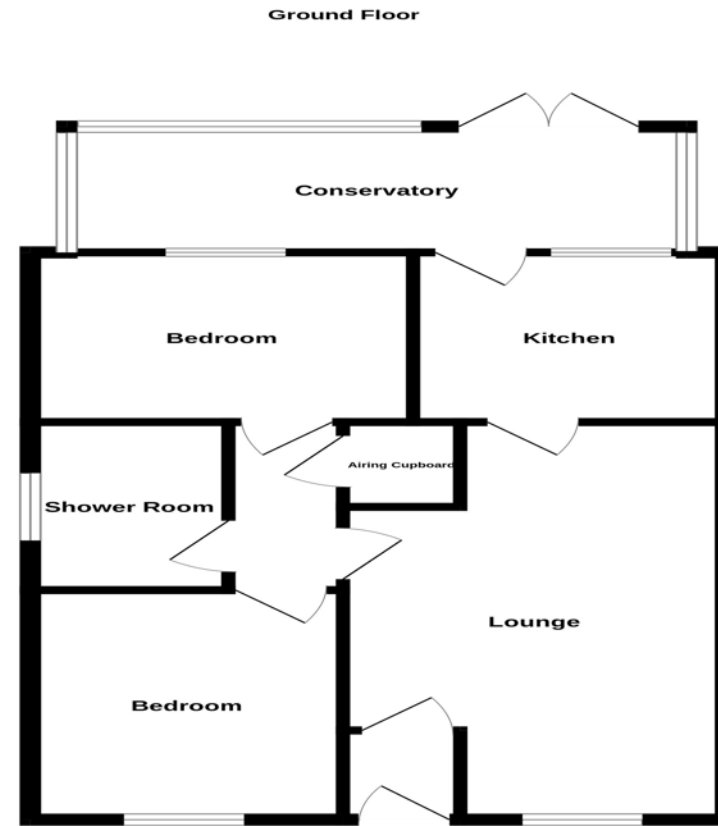
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SEDGLEY



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

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