



Taylor's

Russells Hall Road, RUSSELLS HALL, Dudley.

Offers In Region Of £170,000

2 1 1



This MOST APPEALING & GOOD SIZED, THOUGHTFULLY EXTENDED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within the SOUGHT AFTER area of Russells Hall, which has DUDLEY TOWN CENTRE & RUSSELLS HALL HOSPITAL close by and even though now requires some updating & modernisation, offers HUGE POTENTIAL for First Time Buyers or Young Families to create a TRULY WONDERFUL HOME. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Spacious & Extended Dining Kitchen - 22' 4" x 11' 3" (6.80m x 3.43m)

(Measurements taken at widest available points)

Lounge - 18' 5" x 11' 8" (5.61m x 3.55m)

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 10' 7" x 9' 2" (3.22m x 2.79m)

(Measurements taken at widest available points)

Bedroom 2 - 11' 9" x 9' 3" (3.58m x 2.82m)

(Measurements taken at widest available points)

Four Piece Suite Bathroom - 11' 4" x 5' 7" (3.45m x 1.70m)

(Measurements taken at widest available points)

OUTSIDE

Driveway

Fantastic Double Garage - 20' 5" x 16' 2" (6.22m x 4.92m)

(Measurements taken at widest available points)

Rear Garden

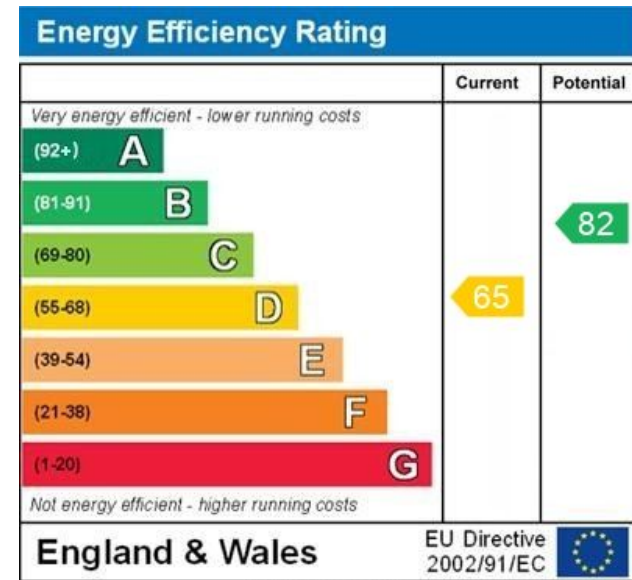
EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property to be of a DRHH Part Brick / Part Cladded Construction (this is to be checked by any potential buyers conveyancing solicitor or surveyor). According to gov.uk, there is a very low Risk of yearly flooding.





Measurements an approximation. Not to scale. Available pictures only.
www.taylors-estateagents.co.uk

- MOST APPEALING & GOOD SIZED, SEMI-DETACHED RESIDENCE
- HUGE POTENTIAL
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EARLY VIEWING ADVISED
- RUSSELLS HALL HOSPITAL & DUDLEY TOWN CENTRE CLOSE BY
- FANTASTIC DOUBLE GARAGE
- NO UPWARD CHAIN
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- SOUGHT AFTER RESIDENTIAL LOCATION
- IN NEED OF MODERNISATION



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 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, 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 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 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. **FIXTURES AND FITTINGS:** 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. **FLOOR 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.