



**Taylors**



# WALL HEATH VILLAGE, 14 Dudley Road

£395,000

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Includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: large reception hall with guests cloakroom/ WC off, very large full depth lounge, dining room, large conservatory, modern fitted kitchen with integrated appliances, gallery style first floor landing, THREE GOOD SIZED BEDROOMS and family bathroom with separate shower. A staircase rises from the first floor landing to the loft space which has been sectioned off to create three areas, ideal for storage, office, hobby room etc. DRIVEWAY with GARAGE and to the rear is the 'sunny' level garden. Tenure: Freehold. Construction: brick with a pitched tiled and a small area of flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D. EPC D. KINGSWINFORD OFFICE.

Reception Hall - 4.88m x 2.49m (16'0" x 8'2")

Ground Floor WC

Lounge - 7.87m x 3.15m (25'10" x 10'4")

Dining Room - 3.05m x 2.24m (10'0" x 7'4")

Conservatory - 5.46m x 2.18m (17'11" x 7'2")

Kitchen - 3.45m x 3.02m (11'4" x 9'11")

First Floor Landing

Bedroom 1 - 4.22m x 2.69m (13'10" x 8'10")

Bedroom 2 - 3.76m x 3.07m (12'4" x 10'1")

Bedroom 3 - 2.34m x 2.18m (7'8" x 7'2")

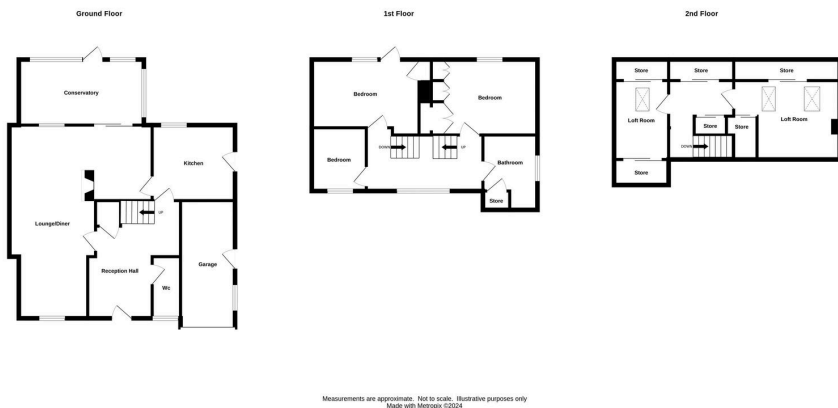
Bathroom - 2.34m x 1.98m (7'8" x 6'6")

Loft Space/ Hobby Room - 4.34m x 2.59m (14'3" x 8'6")

Loft /Office - 2.54m x 2.18m (8'4" x 7'2")

Garage - 4.93m x 2.41m (16'2" x 7'11")





- MODERN DETACHED FAMILY HOME
- NO UPWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- CONSERVATORY
- LARGE LOUNGE AND DINING ROOM
- GROUND FLOOR WC ROOM
- DRIVEWAY/ PARKING
- GARAGE
- SHORT WALK TO SHOPS AND SCHOOLS
- SUNNY REAR GARDEN



### Energy performance certificate (EPC)

14 Dudley Road Wall Heath Walsworthford DY6 5AJ	<b>Energy rating</b> <div>D</div>	Valid until: 18 November 2024 Certificate number: 2070-2809-0045-0097-1995
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Property type: Detached house  
 Total floor area: 130 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	48 D	74 C
35-54	E		
21-34	F		
1-20	G		

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

**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.