



4 Dearne Court,  
Woodsetton, Dudley, West Midlands DY3 1DF

**Taylors**

4 Dearne Court,  
Woodsetton  
Offers in Region of  
£325,000

*\*DETACHED FAMILY HOME\**  
*\*THREE BEDROOMS\**  
*\*STUNNING KITCHEN - DINER*

ROOM DIMENSIONS

Entrance porch  
Reception Hallway with cloak cupboard  
Guest WC  
Lounge 12'8 x 11'3  
Attractive kitchen diner 17'4 x 7'9  
Utility room 7'9 x 7'8

First floor landing  
Bedroom 11'0 x 10'2  
Bedroom 9'10 x 9'7  
Bedroom 8'1 x 7'4  
Bathroom 7'1 x 5'11  
Garage

Outside  
Driveway garden to fore  
Enclosed rear garden  
Brick with tiled roof

- 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.



Nestled within peaceful nook, in the ever-desirable Woodsetton neighbourhood and with open views to fore. Occupying a FANTASTIC spot, this wonderful DETACHED family home is gas centrally heated, UPVC double glazed and boasts stylish accommodation that includes; entrance porch, reception hallway with cloaks cupboard, guest W/C, attractive lounge, STUNNING dining kitchen, utility room, first floor landing, THREE BED-ROOMS, bathroom, integrated garage (currently used as a playroom), enclosed rear garden with driveway & garden to fore. EPC - D. Council Tax - D. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof.

All mains services are connected.  
 Broadband/Mobile coverage:  
[checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)  
[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

### SEDGLEY BRANCH

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# Taylor's

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