



8 Hollyhock Road,  
Dudley, DY2 7NY

**Taylor's**

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*TREMENDOUSLY SPACIOUS & VERY  
WELL PROPORTIONED, TRADITIONAL-  
AL STYLE, MID-TERRACE RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Porch
  - Hall
  - Guests Cloakroom
- Spacious Kitchen - 11' 4" x 9' 1" (3.45m x 2.77m)
- Through Lounge with Dining Area - 21' 4" x 12' 1" (6.50m x 3.68m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 14' 2" x 8' 3" (4.31m x 2.51m)
  - Bedroom 2 - 12' 6" x 9' 8" (3.81m x 2.94m)
  - Bedroom 3 - 9' 9" x 9' 5" (2.97m x 2.87m)
- House Bathroom - 8' 4" x 5' 9" (2.54m x 1.75m)
- OUTSIDE
  - Low Maintenance Frontage (No Dropped Kerb)
  - Lovely Rear Garden
  - Useful Outhouse
- 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.



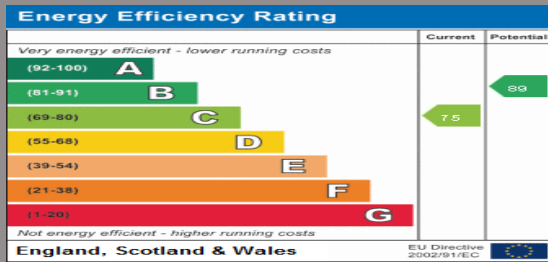
This TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, MID-TERRACE RESIDENCE is PLEASANTLY SITUATED within this POPULAR RESIDENTIAL LOCATION, which has DUDLEY TOWN CENTRE combined with an EXTENSIVE RANGE of AMENITIES, TRANSPORT LINKS & SCHOOLING close by and furthermore encompasses a GOOD SIZED & MOST APPEALING LAYOUT of accommodation, of which is PERFECTLY SUITED for FAMILIES or FIRST TIME BUYERS. This WELL ARRANGED PROPERTY may also make an astute buy-to-let investment and together with being DOUBLE GLAZED & GAS CENTRALLY HEATED, in brief comprises: Entrance Porch, Reception Hall, Guests Cloakroom, Attractive Through Sitting Room with Dining Area, Spacious Kitchen, Landing, Three Large First Floor Bedrooms & Modern House Bathroom. Furthermore with Low Maintenance Frontage (No Dropped Kerb), Lovely Rear Garden & Useful Outhouse with a variety of potential uses! Tenure: Freehold. C: TBC. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultra-fast broadband is available at this property.

**BHS10031**

MISREPRESENTATION ACT 1967

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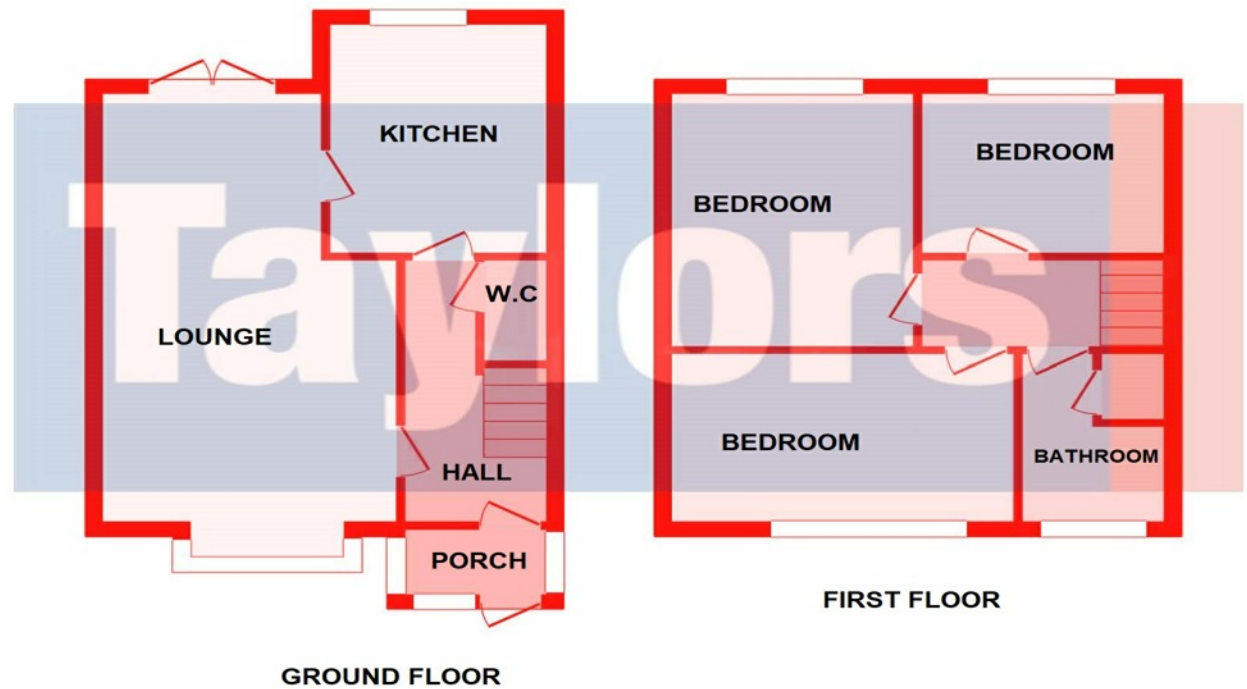
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# Taylor's

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