



1a Mallen Drive,  
Tividale, B69 1LX

**Taylor's**



# 1a Mallen Drive, Tividale, B69 1LX

*STUNNING, BEAUTIFULLY DESIGNED  
& CONSTRUCTED, NEW BUILD, DE-  
TACHED BUNGALOW RESIDENCE*

## ▪ROOM DIMENSIONS

### ▪Reception Hall

- Stunning Kitchen - 9' 7" x 6' 7" (2.92m x 2.01m)
- (measurements taken at widest available points)

- Attractive Sitting Room - 16' 5" x 10' 9" (5.00m x 3.27m)
- (measurements taken at widest available points)

- Luxury Bathroom - 6' 9" x 5' 3" (2.06m x 1.60m)
- (measurements taken at widest available points)

- Bedroom 1 - 11' 1" x 9' 6" (3.38m x 2.89m)
- (measurements taken at widest available points)

- Bedroom 2 - 11' 1" x 8' 4" (3.38m x 2.54m)
- (measurements taken at widest available points)

- Bedroom 3 - 9' 10" x 8' 7" (2.99m x 2.61m)
- (measurements taken at widest available points)

## ▪OUTSIDE

- Impressive Driveway
- Secluded 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 STUNNING, BEAUTIFULLY DESIGNED & CONSTRUCTED, NEW BUILD, THREE BED-ROOM, DETACHED BUNGALOW RESIDENCE is superbly situated within this SOUGHT AFTER residential location, which has an OUTSTANDING range of local amenities & transport links close by and furthermore encompasses a DECEPTIVELY SPACIOUS & EXPENSIVELY APPOINTED layout of accommodation, of which is perfectly suited for those wishing to downsize. An EARLY VIEWING is ESSENTIAL if to appreciate this QUALITY BRAND NEW HOME, which together with being ATTRACTIVELY DECORATED throughout, in brief comprises: Reception Hall, Attractive & Spacious Sitting Room, Stunning Well Fitted Kitchen, Three Well Proportioned Bedrooms & Luxury Well Appointed Bathroom. Furthermore with Impressive Block Paved Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Gas Central Heating, Double Glazing & Beautifully Landscaped Rear Garden which would be perfect for alfresco dining and having WONDERFUL DISTANT REAR VIEWS. NO UPWARD CHAIN! Tenure: Freehold. EPC: C. Council Tax Band: D. All main services connected. Broadband/ Mobile Coverage: According to Ofcom (the office of communications), standard & superfast 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).

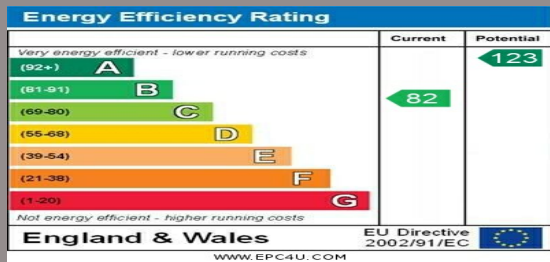
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#### MISREPRESENTATION ACT 1967

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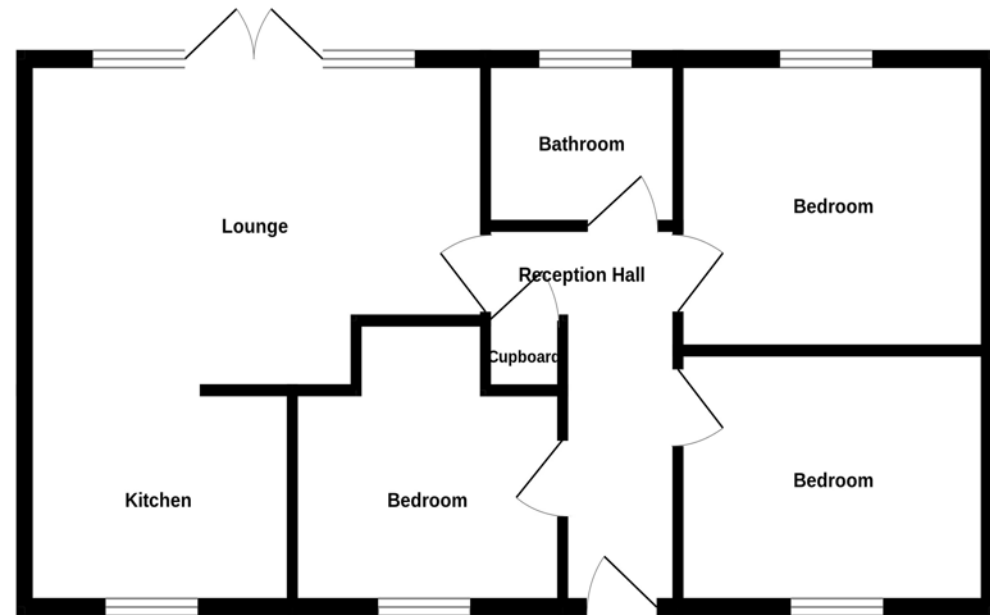


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## Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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