



35 New Village,
Dudley Wood ,DY2 0DR

Taylor's

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*TREMENDOUSLY SPACIOUS &
THOUGHTFULLY EXTENDED, BAY
FRONTED, SEMI-DETACHED RESIDENCE*

ROOM DIMENSIONS GROUND FLOOR

Reception Hall

Living Room - 10' 1" x 15' 7" (3.07m x 4.75m)

Further Sitting Room - 10' 0" x 7' 5" (3.05m x
2.26m)

Dining Room - 8' 8" x 10' 0" (2.64m x 3.05m)

Kitchen - 17' 5" x 8' 3" (5.30m x 2.51m)

FIRST FLOOR

Landing

Bedroom 1 - 13' 3" x 15' 7" (4.04m x 4.75m)

Bedroom 2 - 10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom 3 - 6' 10" x 5' 10" (2.08m x 1.78m)

Bathroom - 5' 9" x 7' 1" (1.75m x 2.16m)

OUTSIDE

Driveway

Rear Garden

ALL MEASUREMENTS TAKEN AT WID-
EST 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.

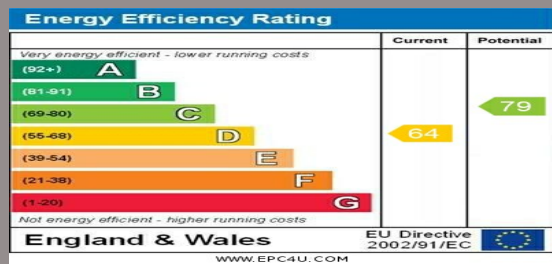
Enjoying a SUPERB CORNER PLOT POSITION within this SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION, which has Mushroom Green Conservation Area & a FANTASTIC RANGE of POPULAR SCHOOLING close by, combined with having PLANNING PERMISSIONS GRANTED for a TWO STOREY SIDE EXTENSION & SINGLE STOREY SIDE / REAR EXTENSION (Planning Application Number - P24/0488), is this TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, BAY FRONTED, SEMI-DETACHED RESIDENCE. This CHARMING & VERY WELL PROPORTIONED PROPERTY is for sale with UPWARD CHAIN and together with being PERFECTLY SUITED for GROWING FAMILIES, in brief comprises: Reception Hallway, Bay Fronted Front Sitting Room, Further Living Room being OPEN PLAN to Dining Room Area, Extended Well Fitted Kitchen, Rear Porch, Landing, Three Family Sized First Floor Bedrooms & Well Appointed House Bathroom. Furthermore with Driveway which provides AMPLE OFF ROAD PARKING, Double Glazing (vast majority of units), Gas Central Heating and WONDERFUL / HUGE REAR GARDEN with FANTASTIC POTENTIAL. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast 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).

BHS10182

MISREPRESENTATION ACT 1967

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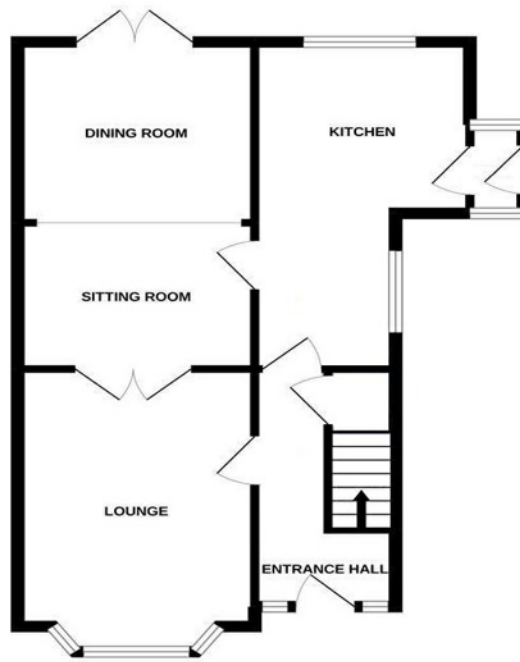


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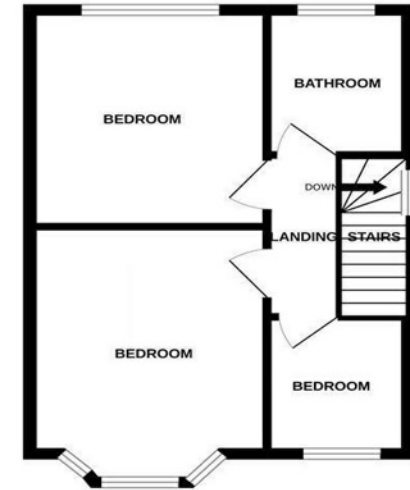
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

GROUND FLOOR



1ST FLOOR



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