



54 Sledmore Road  
Dudley, DY2 8DX

**Taylors**

54 Sledmore Road

Dudley

WONDERFULLY MAINTAINED & THOUGHTFULLY EXTENDED, DETACHED BUNGALOW RESIDENCE

ROOM DIMENSIONS

Porch

Hallway

Sitting Room - 15' 5" x 11' 11" (4.70m x 3.63m)

Bedroom 1 - 11' 4" x 10' 4" (3.45m x 3.15m)

Bedroom 2 / Dining Room - 12' 5" x 10' 8" (3.78m x 3.25m)

Bedroom 3 - 9' 6" x 6' 9" (2.89m x 2.06m)

Shower Room - 9' 6" x 8' 9" (2.89m x 2.66m)

Kitchen - 14' 11" x 14' 10" (4.54m x 4.52m)

Utility - 9' 5" x 6' 11" (2.87m x 2.11m)

Guests Cloakroom

Garden Room - 10' 11" x 9' 7" (3.32m x 2.92m)

Driveway

Good Sized Garage

Fantastic Rear Garden

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.

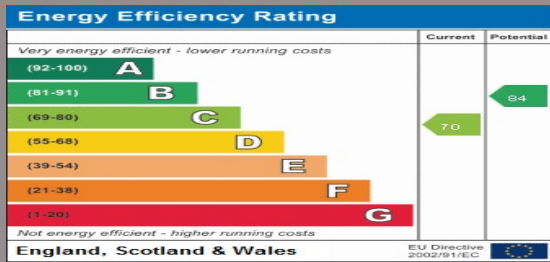


This WONDERFULLY MAINTAINED & THOUGHTFULLY EXTENDED, VERY WELL PRESENTED, DETACHED BUNGALOW RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION which has BUFFERY PARK & WARRENS HALL NATURE RESERVE close by, and furthermore encompasses a TREMENDOUSLY SPACIOUS & VERY WELL ENLARGED LAYOUT of accommodation, of which is perfectly suited for FAMILIES or those wishing to downsize. An early viewing is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Porch, Reception Hall, Bay Fronted Sitting Room, Attractive Well Fitted Breakfast Kitchen, Modern & Spacious White Suite Shower Room, Three Large Bedrooms (One of which could be used as a Dining Room), Utility, Guests Cloakroom, Light & Airy Garden Room, Extensive Driveway which provides AMPLE OFF ROAD PARKING, Good Sized Garage & Large / Well Maintained Rear Garden with Initial Patio Area for Alfresco Dining. EPC: C / Council Tax Band: D. BHS9438

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 himself 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 in relation to this property.





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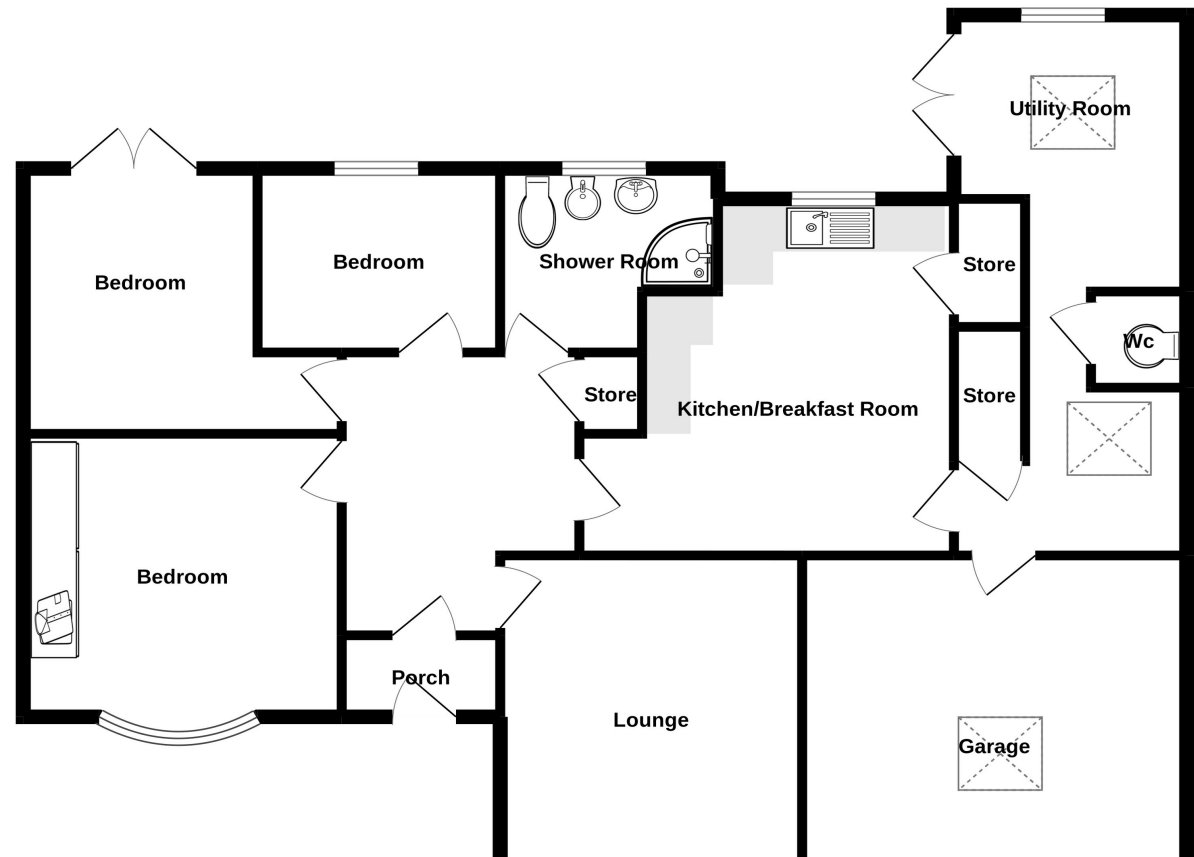
# Taylor's

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## Ground Floor



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