



91 Crabourne Road,
Dudley Wood, DY2 0EH

Taylor's

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BEAUTIFULLY MAINTAINED & DECEPTIVELY SPACIOUS, BAY FRONTED & CHARACTERFUL, DETACHED RESIDENCE

ROOM DIMENSIONS

- GROUND FLOOR
 - Reception Hall
 - Guests Cloakroom/W.C
 - Attractive Sitting Room - 12' 10" x 10' 8" (3.91m x 3.25m)
 - Stunning Dining Kitchen - 18' 0" x 10' 7" (5.48m x 3.22m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 6" x 10' 7" (4.11m x 3.22m)
 - Bedroom 2 - 12' 4" x 11' 3" (3.76m x 3.43m)
 - Bedroom 3 - 7' 2" x 6' 9" (2.18m x 2.06m)
 - Luxury Family Shower Room - 7' 9" x 5' 4" (2.36m x 1.62m)
- LOWER GROUND FLOOR
 - Huge Cellar - 24' 8" x 14' 7" (7.51m x 4.44m)
 - Utility / Laundry - 11' 3" x 9' 3" (3.43m x 2.82m)
- OUTSIDE
 - Impressive Driveway
 - Superb Rear Garden

Measurements taken at widest available

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.



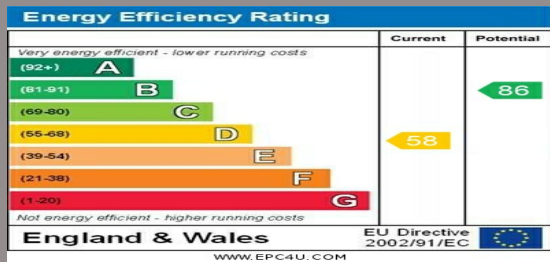
This BEAUTIFULLY MAINTAINED & DECEPTIVELY SPACIOUS, BAY FRONTED & CHARACTERFUL, THREE BEDROOM, DETACHED RESIDENCE is superbly situated within this SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION, which has Mushroom Green Conservation Area, Merry Hill Shopping Complex & Saltwells Nature Reserve close by, combined with having an EXTENSIVE RANGE of POPULAR SCHOOLING close by and furthermore encompasses a HUGELY DECEPTIVE & VERY WELL PRESENTED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This SPLENDID PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and in brief is seen to comprise: Reception Hall, Attractive Sitting Room, Stunning Well Fitted Kitchen with Dining Area, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Luxury House Shower Room. Furthermore with Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating, Superb / Secluded Rear Garden with Initial Patio Area for Alfresco Dining & to the lower ground floor there is a FANTASTIC BASEMENT which consists of a USEFUL LAUNDRY / UTILITY & a LARGE Cellar Area which has WONDERFUL POTENTIAL for CONVERSION (may be subject to the necessary building regulations / planning permissions). Tenure: Freehold. EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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).

BHS10209

MISREPRESENTATION ACT 1967

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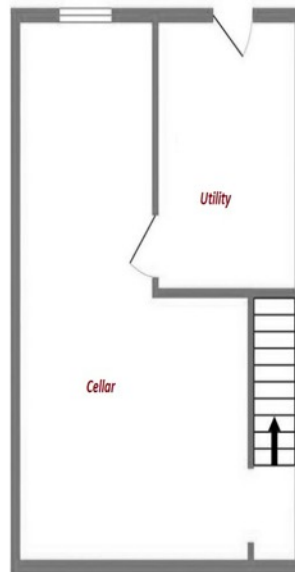
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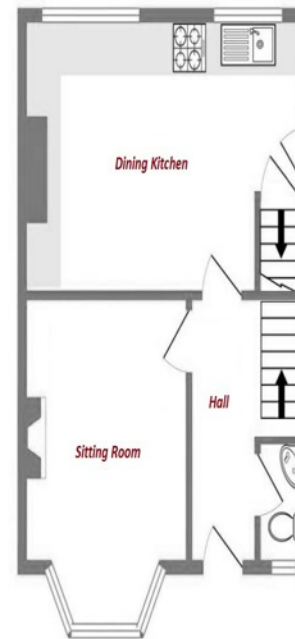
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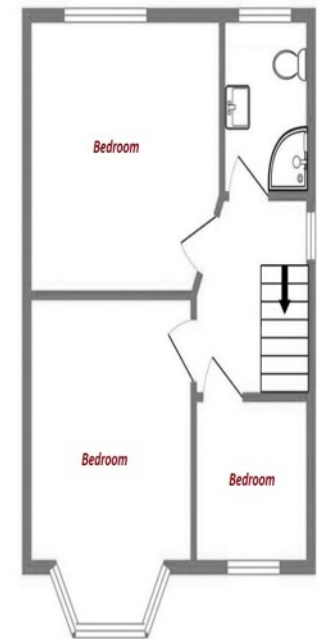
LOWER GROUND FLOOR / BASEMENT



GROUND FLOOR



FIRST FLOOR



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylor's Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

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