



**Taylors**



Buffery Road, DUDLEY.

Offers Over £300,000

3 1 1





This BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, BAY FRONTED, THREE BEDROOM. DETACHED RESIDENCE is situated within this POPULAR RESIDENTIAL LOCATION, which has BUFFERY PARK, DUDLEY TOWN CENTRE & a FANTASTIC RANGE of SCHOOLING close by and furthermore encompasses an INCREDIBLY SPACIOUS & IMMACULATELY MAINTAINED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This WELL ARRANGED & GOOD SIZED PROPERTY is PERFECTLY suited for GROWING FAMILIES.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Attractive & Bay Fronted Throug Lounge with Dining Area** - 24' 10" x 12' 5" (7.56m x 3.78m)

(measurments taken at widest available points)

**Modern Well Fitted Kitchen** - 14' 0" x 7' 0" (4.26m x 2.13m)

(measurments taken at widest available points)

### FIRST FLOOR

#### Landing

**Bedroom 1** - 12' 3" x 10' 11" (3.73m x 3.32m)

(measurments taken at widest available points)

**Bedroom 2** - 12' 0" x 10' 11" (3.65m x 3.32m)

(measurments taken at widest available points)

**Bedroom 3** - 8' 10" x 7' 9" (2.69m x 2.36m)

(measurments taken at widest available points)

**House Bathroom** - 7' 6" x 6' 5" (2.28m x 1.95m)

(measurments taken at widest available points)

### OUTSIDE

#### Good Sized Driveway

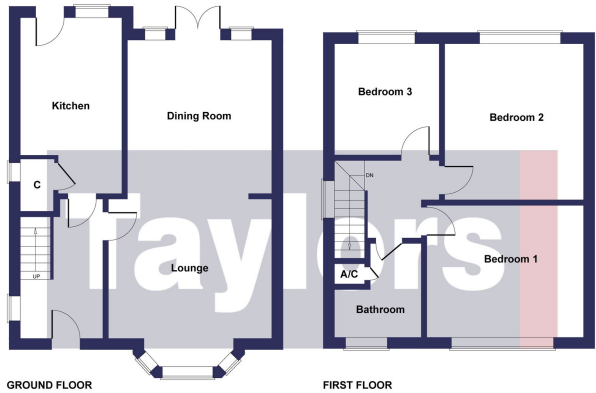
#### Garage

#### Pleasant Rear Garden

EPC: D. Council Tax Band: C. 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). According to gov.uk, there is a high (Surface water) - very low (Rivers and the sea) Risk of yearly flooding. Tenure: Freehold.



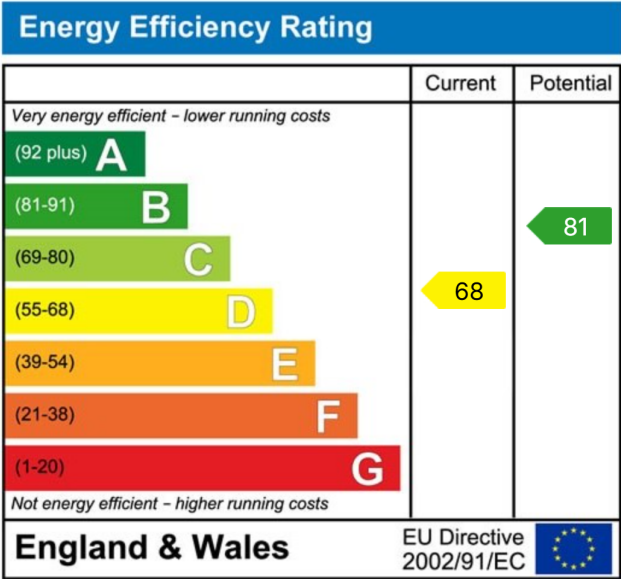
Buffery Road Dudley DY2 8EB



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- BEAUTIFULLY PRESENTED ,DETACHED RESIDENCE
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IMPRESSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- PERFECT FOR GROWING FAMILIES
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- BUFFERY PARK & A GOOD RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- ATTRACTIVE WELL APPOINTED HOUSE BATHROOM
- EARLY VIEWING ESSENTIAL



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.