



Taylors

Cromwell Drive, DUDLEY.

3 1 2



This BEAUTIFULLY REFURBISHED & SUPERBLY MODERNISED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated on this GOOD SIZED PLOT within this POPULAR RESIDENTIAL LOCATION. This GOOD SIZED & VERY WELL PROPORTIONED PROPERTY has an EXTENSIVE RANGE of LOCAL AMENITIES (Such as Dudley Town Centre), POPULAR SCHOOLING & EXCELLENT TRANSPORT LINKS close by and furthermore encompasses a VERY WELL IMPROVED & TASTEFULLY RE-DECORATED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING from a recently installed BOILER SYSTEM. An EARLY VIEWING is ADVISED if to appreciate the standard of the accommodation on offer, which together with being IDEALLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 3.7m x 3.5m (12'1" x 11'5")

(measurements taken at widest available points)

Separate Dining Room / Further Reception Room - 3.6m x 3.4m (11'9" x 11'1")

(measurements taken at widest available points)

Stunning Well Fitted Kitchen - 8.2m x 2.3m (26'10" x 7'6")

Rear Lobby / Hall

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.9m x 3.5m (12'9" x 11'5")

(measurements taken at widest available points)

Bedroom 2 - 3.9m x 3.5m (12'9" x 11'5")

(measurements taken at widest available points)

Bedroom 3 - 2.7m x 2.5m (8'10" x 8'2")

Modern Bathroom - 2.4m x 1.8m (7'10" x 5'10")

(measurements taken at widest available points)

OUTSIDE

Lawned Fore Garden

Huge Rear Garden

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). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold

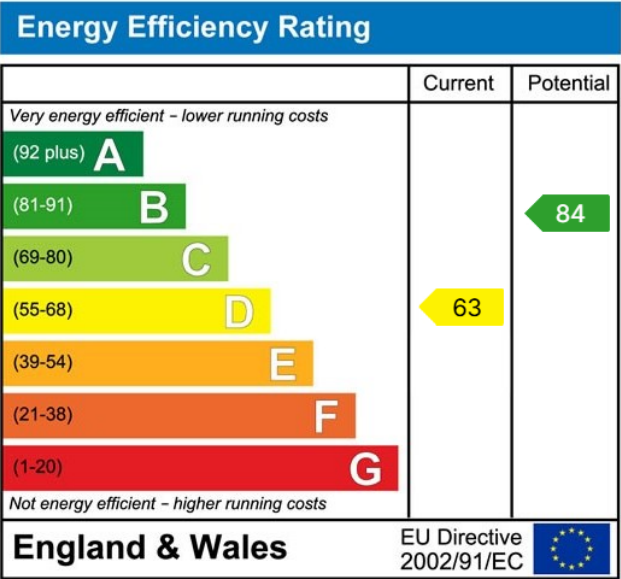


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- BEAUTIFULLY REFURBISHED & SUPERBLY MODERNISED, SEMI-DETACHED RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- MODERN HOUSE BATHROOM
- EARLY VIEWING ADVISED
- CLOSELY SITUATED TO DUDLEY TOWN CENTRE
- NO UPWARD CHAIN
- STUNNING RE-FITTED KITCHEN
- HUGE REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF AMENITIES, SCHOOLING & TRANSPORT LINKS CLOSE BY



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.