



**Taylors**



## Newland Grove, DUDLEY.

3 1 2





This BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, BAY FRONTED, TRADITIONAL, THREE BEDROOM, MID-TERRACE RESIDENCE is pleasantly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX, RUSSELLS HALL HOSPITAL and a fantastic variety of POPULAR SCHOOLING & TRANSPORT LINKS close by, and furthermore encompasses a VERY WELL PROPORTIONED & NICELY MAINTAINED layout of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS. This DECEPTIVELY SPACIOUS PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with offering an EXCITING OPPORTUNITY to get onto the property ladder, in brief comprises: Entrance Porch, Hallway, Attractive Bay Fronted Sitting Room, Separate Dining Room, Stunning Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed White Suite Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Good Sized L-Shaped Rear Garden. EPC: E. Council Tax Band: A. 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.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Attractive Sitting Room - 4m x 3.4m (13'1" x 11'1")

(measurements taken at widest available points)

Separate Dining Room - 3.3m x 3.2m (10'9" x 10'5")

(measurements taken at widest available points)

Stunning Well Fitted Kitchen - 3.1m x 2.5m (10'2" x 8'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.3m x 2.6m (10'9" x 8'6")

(measurements taken at widest available points)

Bedroom 2 - 3.2m x 2.8m (10'5" x 9'2")

(measurements taken at widest available points)

Bedroom 3 - 2.2m x 1.9m (7'2" x 6'2")

Luxury Well Appointed House Bathroom - 1.9m x 1.8m (6'2" x 5'10")

OUTSIDE

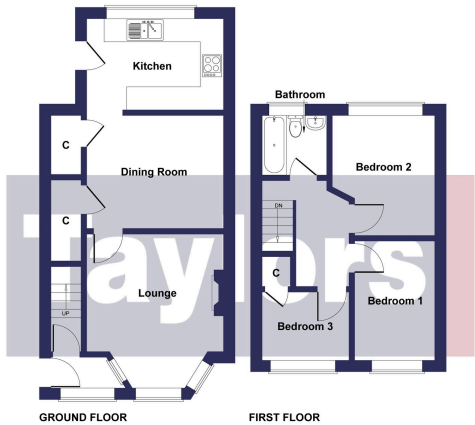
Driveway

Good Sized L-Shaped Rear Garden



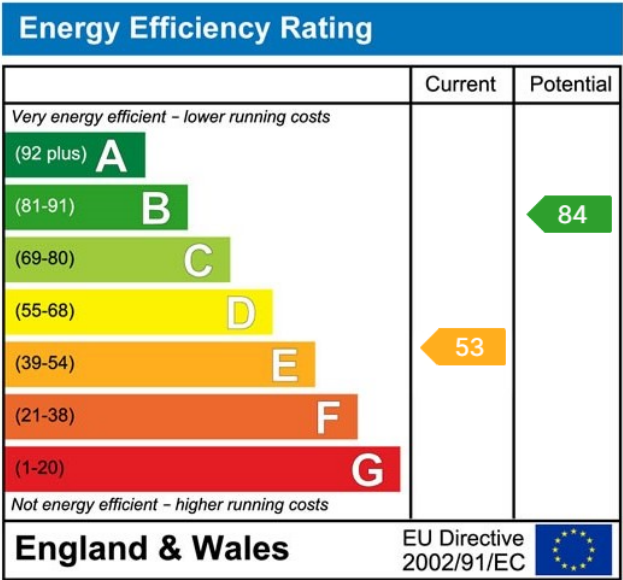


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- BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, BAY FRONTED
- STUNNING WELL FITTED KITCHEN
- TWO CHARMING & WELL DECORATED RECEPTION ROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYER
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED WHITE SUITE BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- RUSSELLS HALL HOSPITAL & MERRY HILL SHOPPING COMPLEX CLOSE BY
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER



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