



Taylors

Woodside Road, DUDLEY.

3 1 2



This TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this HIGHLY SOUGHT AFTER Residential Location, which has a WONDERFUL ARRAY of local amenities (Such as Merry Hill Shopping Complex & Russells Hall Hospital), GOOD SCHOOLING & commuter links close by. This VERY WELL ARRANGED PROPERTY provides HUGE POTENTIAL for GROWING FAMILIES or the more discerning FIRST TIME BUYERS to create a FANTASTIC HOME and furthermore encompasses a GOOD SIZED layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This SPLENDID FAMILY HOME is for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Sitting Room - 4m x 3.6m (13'1" x 11'9")

(Measurements taken at widest available points)

Dining Room - 3.2m x 3.1m (10'5" x 10'2")

(Measurements taken at widest available points)

Fitted Kitchen - 3.1m x 2.7m (10'2" x 8'10")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.6m x 3.5m (11'9" x 11'5")

(Measurements taken at widest available points)

Bedroom 2 - 3.3m x 3.1m (10'9" x 10'2")

(Measurements taken at widest available points)

Bedroom 3 - 2.7m x 2.6m (8'10" x 8'6")

(Measurements taken at widest available points)

House Shower Room

OUTSIDE

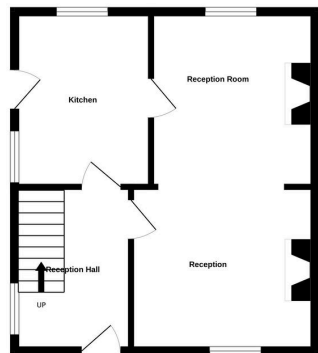
Lawned Fore Garden

Lovely Rear Garden

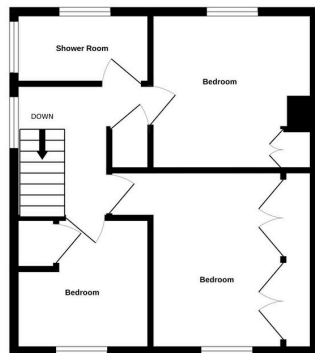
EPC: C. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk chance of yearly flooding. Tenure: Freehold.



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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- TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- LOVELY REAR GARDEN
- MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- THREE LARGE FIRST FLOOR BEDROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ADVISED
- FANTASTIC POTENTIAL



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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