



**Taylors**

# Langstone Road, Russells Hall, Dudley, DY1 2NJ

2 1 1



This WELL PROPORTIONED & MOST APPEALING, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated on the fringes of the POPULAR RUSSELLS HALL Estate, and furthermore encompasses a DECEPTIVELY SPACIOUS & WELL ARRANGED layout of accommodation with both Double Glazing & Gas Central Heating. This GOOD SIZED PROPERTY is for sale with NO UPWARD CHAIN, and together with having Russells Hall Hospital, Dudley Town Centre and a FANTASTIC RANGE of Schooling close by, in brief comprises: Entrance Porch, Hallway, Sitting Room, Fitted Kitchen being OPEN PLAN to a Distinct Dining Area, Landing, Two Well Proportioned Floor Bedrooms & Modern Re-Appointed Wet Room. Furthermore with Impressive Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating, Good Sized Rear Garden and being PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder.

#### ROOM DIMENSIONS

##### GROUND FLOOR

###### Porch

###### Hall

**Lounge** - 2.9m x 3.6m (9'6" x 11'9")

(Measurements taken at widest available points)

**Kitchen** - 3.1m x 1.9m (10'2" x 6'2")

(Measurements taken at widest available points)

**Dining Area** - 2.9m x 2.8m (9'6" x 9'2")

(Measurements taken at widest available points)

##### FIRST FLOOR

###### Landing

**Bedroom 1** - 4m x 3m (13'1" x 9'10")

(Measurements taken at widest available points)

**Bedroom 2** - 3.1m x 3.5m (10'2" x 11'5")

(Measurements taken at widest available points)

**Bathroom** - 1.6m x 1.8m (5'2" x 5'10")

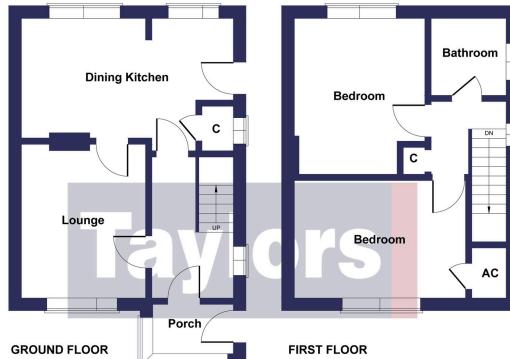
##### OUTSIDE

###### Driveway

###### Rear Garden

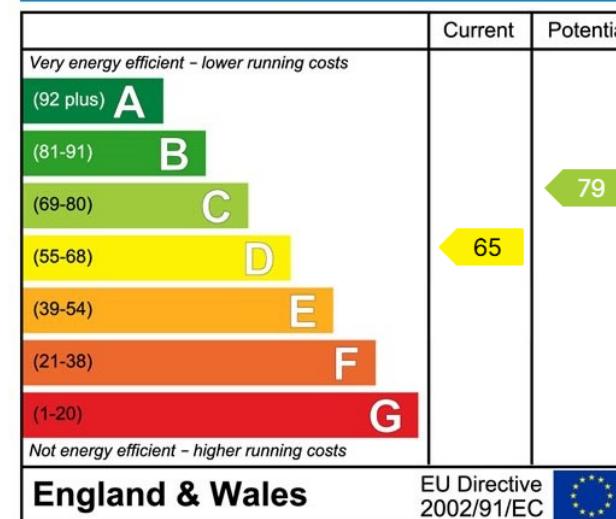
EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





- EARLY VIEWING ADVISED
- TWO LARGE FIRST FLOOR BEDROOMS
- MODERN RE-APPOINTED WET ROOM
- NO UPWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- RUSSELLS HALL HOSPITAL CLOSE BY
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- WELL PROPORTIONED & MOST APPEALING, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- DOUBLE GLAZING & GAS CENTRAL HEATING

### Energy Efficiency Rating



**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.