



**Taylors**



## Spring Pool Meadow, Dudley, DY1 2PH

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This STUNNING, EXPENSIVELY APPOINTED & STYLISHLY FURNISHED, MODERN STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this RECENTLY CONSTRUCTED DEVELOPMENT, which is located within the SOUGHT AFTER RUSSELLS HALL ESTATE, which has a superb range of POPULAR SCHOOLING & LOCAL AMENITIES close by. This GORGEOUSLY PRESENTED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder, in brief comprises: Entrance Hallway, STUNNING WELL FITTED DINING KITCHEN, Stylishly Decorated Full Width Lounge, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms (Master Bedroom with Fitted Wardrobes) & Luxury White Suite House Bathroom. Furthermore with Excellent Driveway which provides ample off road parking, BEAUTIFULLY RE-LANDSCAPED REAR GARDEN with Initial Patio Area for ALFRESCO DINING and being situated within walking distance of RUSSELLS HALL HOSPITAL.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

#### Guests Cloakroom / W.C

#### Stunning Well Fitted Dining Kitchen - 4.1m x 3.56m (13'5" x 11'8")

(Measurements taken at widest available points)

#### Stylish Full Width Sitting Room - 4.47m x 3.6m (14'7" x 11'9")

(Measurements taken at widest available points)

### FIRST FLOOR

#### Landing

#### Bedroom 1 - 3.83m x 2.92m (12'6" x 9'6")

(Measurements taken at widest available points)

#### Bedroom 2 - 2.99m x 2.51m (9'9" x 8'2")

#### Bedroom 3 - 2.05m x 1.89m (6'8" x 6'2")

#### Luxury House Bathroom - 2.48m x 1.61m (8'1" x 5'3")

### OUTSIDE

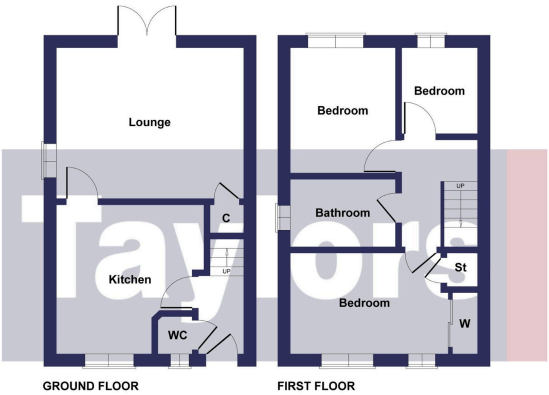
#### Impressive Driveway

#### Beautifully Landscaped Rear Garden

EPC: B. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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.

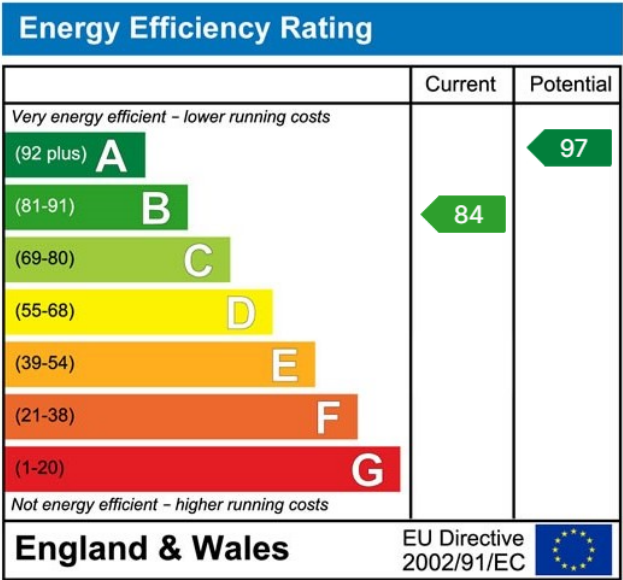


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- EXPENSIVELY APPOINTED & STYLISHLY FURNISHED, MODERN STYLE
- STUNNING WELL FITTED DINING KITCHEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PLEASANTLY SITUATED WITHIN THIS MODERN & POPULAR DEVELOPMENT
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- MODERN WELL APPOINTED HOUSE BATHROOM
- MASTER BEDROOM WITH LOVELY RANGE OF FITTED WARDROBES
- IMPRESSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- RUSSELLS HALL HOSPITAL & GOOD RANGE OF SCHOOLING CLOSE BY



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