



**Taylors**

Westley Street, Dudley, DY1 1TS

Offers In Region Of £220,000

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This DECEPTIVELY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, END-OF-TERRACE RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has DUDLEY TOWN CENTRE together with an extensive range of LOCAL AMENITIES, Transport Links & Good Schooling close by, and furthermore encompasses a GOOD SIZED & MOST APPEALING layout of accommodation with both Double Glazing & Gas Central Heating. This MODERN STYLE PROPERTY is IDEALLY SUITED for FIRST TIME BUYERS or YOUNG FAMILIES and in brief comprises: Reception Hallway, Guests Cloakroom / W.C, Well Fitted Kitchen, Spacious Sitting Room with Dining Area, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed Family Bathroom. Furthermore with Lawned Fore Garden, Adjoining Driveway which provides OFF ROAD PARKING, Garage & Pleasant Rear Garden with Initial Patio Area for Alfresco Dining.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Hallway

Guests Cloakroom / W.C

Well Fitted Kitchen - 2.73m x 2.33m (8'11" x 7'7")

Spacious Sitting Room - 4.67m x 4.55m (15'3" x 14'11")

### FIRST FLOOR

Landing

Bedroom 1 - 3.74m x 2.54m (12'3" x 8'4")

Bedroom 2 - 3.76m x 2.5m (12'4" x 8'2")

Bedroom 3 - 2.65m x 1.94m (8'8" x 6'4")

House Bathroom - 1.96m x 1.75m (6'5" x 5'8")

### OUTSIDE

Driveway

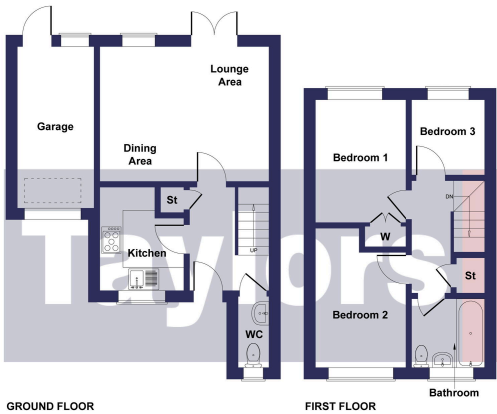
Garage

Rear Garden

EPC: C. 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.



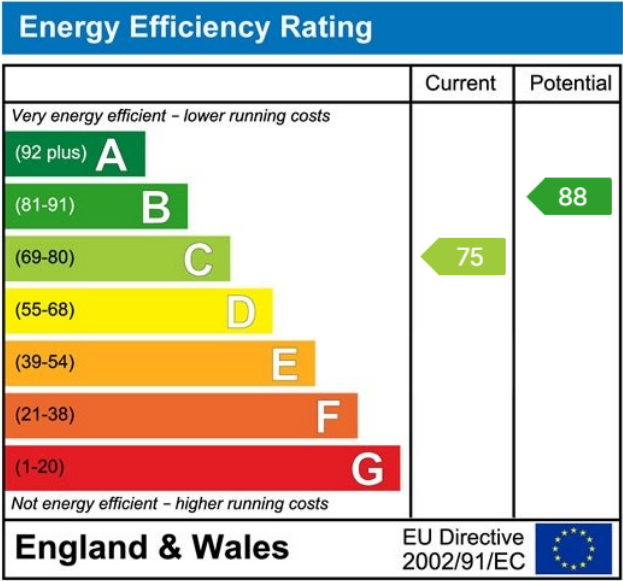
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- DECEPTIVELY SPACIOUS & VERY WELL PROPORTIONED, END-OF-TERRACE RESIDENCE
- WELL FITTED KITCHEN
- WELL APPOINTED HOUSE BATHROOM
- EARLY VIEWING ADVISED
- EXCELLENT RANGE OF LOCAL AMENITIES & TRANSPORT LINKS WITHIN CLOSE PROXIMITY
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- POPULAR RESIDENTIAL LOCATION
- DUDLEY TOWN CENTRE CLOSE BY
- PLEASANT REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING



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