



**Taylors**



## Beckensall Close, Dudley, DY1 1SP

Offers In Region Of £190,000

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Superbly situated on a FANTASTIC CORNER PLOT position within this DESIRABLE Close, is this STUNNING, BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, MODERN STYLE, TWO BEDROOM, END-OF-TERRACE RESIDENCE. This GORGEOUS PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder and furthermore has an EXCELLENT RANGE of SCHOOLING, Regular Transport Links & Local Amenities (Such as Dudley Town Centre) close by. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which together with being IMMACULATELY MAINTAINED throughout, in brief comprises: Entrance Porch / Hall, Attractive & Spacious Sitting Room, Stunning Re-Fitted Breakfast Kitchen with Integrated Appliances, Landing, Two Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Wet Room. Furthermore with Tarmac Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Double Glazing, Gas Central Heating & Beautifully Landscaped Rear Garden with Well Maintained Lawn, Pretty Borders & Initial Patio for Alfresco Dining.

## ROOM DIMENSIONS

### GROUND FLOOR

**Entrance Porch / Hall**

**Attractive Sitting Room** - 4.3m x 3.71m (14'1" x 12'2")

**Stunning Well Fitted Breakfast Kitchen** - 3.75m x 3.12m (12'3" x 10'2")

### FIRST FLOOR

**Landing**

**Bedroom 1** - 3.76m x 3.26m (12'4" x 10'8")

**Bedroom 2** - 3.17m x 2.14m (10'4" x 7'0")

**Luxury Re-Appointed Wet Room** - 2.21m x 1.48m (7'3" x 4'10")

### OUTSIDE

**Tarmac Driveway**

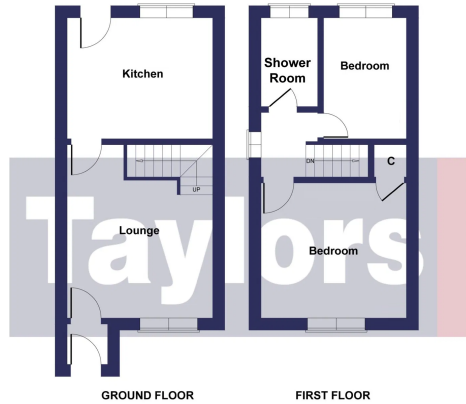
**Lawned Fore Garden**

**Beautifully Landscaped 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.

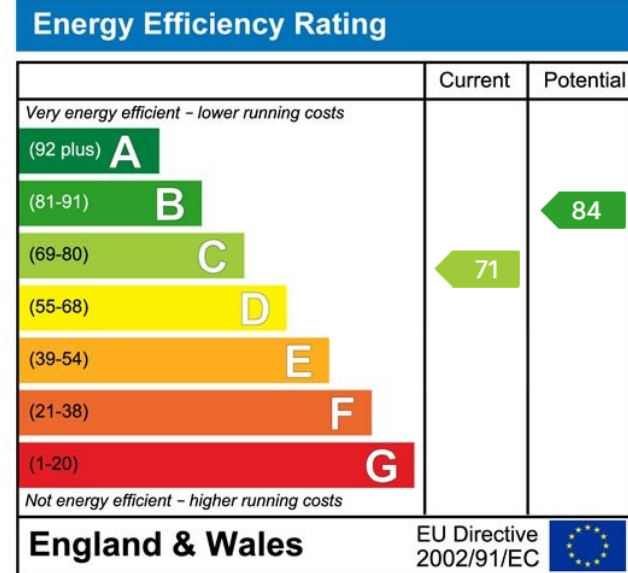


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- DOUBLE GLAZING & GAS CENTRAL HEATING
- LUXURY WELL APPOINTED HOUSE WET ROOM
- FANTASTIC CORNER PLOT POSITION
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- STUNNING, BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, MODERN STYLE, END-OF-TERRACE RESIDENCE
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING RE-FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- PERFECT FOR FIRST TIME BUYERS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER



**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.