



Taylors

Lambert Fold, Dudley, DY2 7HF

Offers In Region Of £179,950

🛏 2 🚿 1 🚿 1



This ATTRACTIVELY PRESENTED & MOST APPEALING, MODERN STYLE, TWO BEDROOM, SEMI-DETACHED HOME is superbly & enviably situated within this POPULAR & SECLUDED DEVELOPMENT and furthermore offers a FANTASTIC & EXCITING OPPORTUNITY for FIRST TIME BUYERS to get onto the property ladder. This WELL MAINTAINED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and combined with having a BRILLIANT range of local amenities (Such as Dudley Town Centre) & transport links (Such as Dudley Port & Tipton Train Stations) close by, has STUNNING DISTANT VIEWS to the REAR. This BEAUTIFULLY PROPORTIONED PROPERTY may also suit those wishing to downsize or buy-to-let investors, and in brief comprises: Attractive & Spacious Sitting Room, Well Fitted Kitchen, Landing, Two Very Well Proportioned Bedrooms & Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Secluded Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Spacious & Attractive Lounge - 5.04m x 3.48m (16'6" x 11'5")

Well Fitted Kitchen - 3.49m x 2.34m (11'5" x 7'8")

FIRST FLOOR

Landing

Bedroom 1 - 3.43m x 2.91m (11'3" x 9'6")

Bedroom 2 - 3.45m x 2.37m (11'3" x 7'9")

White Suite House Bathroom - 1.97m x 1.51m (6'5" x 4'11")

OUTSIDE

Driveway

Secluded 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.

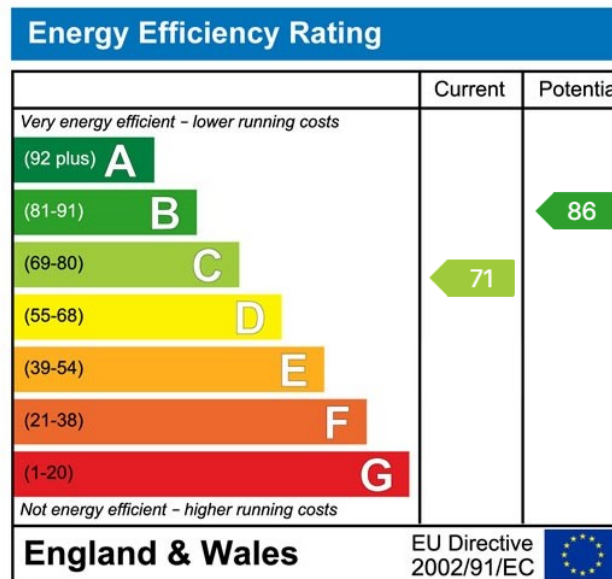


Lambert Fold, Dudley, DY2 7HF



FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- ATTRACTIVELY PRESENTED & MOST APPEALING, SEMI-DETACHED RESIDENCE
- BEAUTIFULLY SITUATED WITHIN THIS LOVELY CUL-DE-SAC
- EARLY VIEWING ESSENTIAL
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- SECLUDED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WONDERFUL DISTANT REAR VIEWS
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- WELL FITTED KITCHEN & WELL APPOINTED HOUSE BATHROOM
- EXTENSIVE RANGE OF LOCAL AMENITIES CLOSE BY



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.