






**Taylors**



**Marston Road, Russells Hall, Dudley, DY1 2PA**

**Offers In Region Of £270,000**

 3  2  1





This STUNNING & BEAUTIFULLY IMPROVED, THREE BEDROOM SEMI-DETACHED RESIDENCE is superbly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompasses a TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This GORGEOUS PROPERTY offers an EXCITING OPPOTUNITY for YOUNG FAMILIES or FIRST TIME BUYERS to get onto the property ladder & to purchase a WONDERFUL FAMILY PROPERTY which is 'Turn-Key-Ready', STYLISHLY DECORATED THROUGHOUT and all together offers the IDEAL COMBINATION of contemporary living & OPEN PLAN GROUND FLOOR ACCOMMODATION. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which together with being for sale with NO UPWARD CHAIN, in brief comprises: Entrance Porch / Hallway, Stunning Re-Fitted Kitchen with Underfloor Heating, a Gorgeous Dining Area, Stylish Sitting Room with Feature Fireplace, Modern Ground Floor Bathroom, Landing, Three Large & Well Proportioned First Floor Bedrooms & Luxury Re-Appointed First Floor Shower Room. Furthermore the property has Double Glazing, Gas Central Heating and externally encompasses a Driveway which provides AMPLE OFF ROAD PARKING, Garage & a SUPERB REAR GARDEN with Large Lawn & Secluded / Canopied Decking Area. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## ROOM DIMENSIONS

### GROUND FLOOR

**Entrance Porch / Hall**

**Stunning Well Fitted Kitchen with Dining Area** - 6.2m x 3.3m (20'4" x 10'9")

**Stylish Sitting Room with Feature Fireplace** - 3.09m x 3.09m (10'1" x 10'1")

**Luxury Ground Floor Bathroom** - 2.07m x 1.66m (6'9" x 5'5")

### FIRST FLOOR

**Landing**

**Bedroom 1** - 3.47m x 3.22m (11'4" x 10'6")

**Bedroom 2** - 3.44m x 3.32m (11'3" x 10'10")

**Bedroom 3** - 2.97m x 2.07m (9'8" x 6'9")

**Modern House Shower Room** - 2.66m x 2.53m (8'8" x 8'3")

### OUTSIDE

**Driveway & Fore Garden**

**Garage**

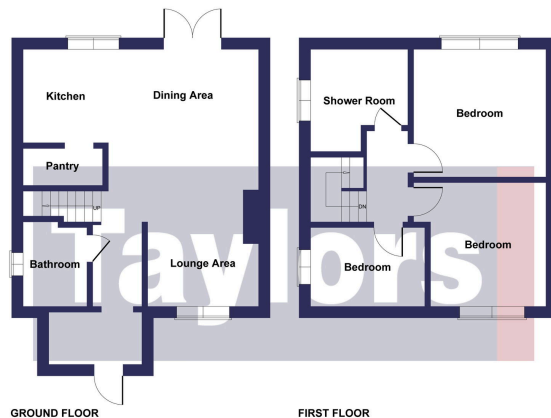
**Large Rear Garden**

EPC: D. Council Tax Band: B. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). Tenure: Freehold.





Marston Road, Russells Hall, DY1 2PA



GROUND FLOOR

FIRST FLOOR

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).

- NO UPWARD CHAIN
- STYLISH SITTING ROOM AREA WITH FEATURE FIREPLACE
- LUXURY RE-APPOINTED HOUSE SHOWER ROOM
- LARGE & SECLUDED REAR GARDEN ASPECT
- STUNNING & BEAUTIFULLY IMPROVED, THOUGHTFULLY ENLARGED, SEMI-DETACHED RESIDENCE
- SUPERB RE-FITTED KITCHEN BEING OPEN PLAN TO DINING AREA
- MODERN GROUND FLOOR BATHROOM
- THREE GOOD SIZED & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.