



Taylors

Westfield Road, Dudley, DY2 8LE

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This EXPENSIVELY APPOINTED & THOUGHTFULLY EXTENDED, BEAUTIFULLY PROPORTIONED & BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has BUFFERY PARK & DUDLEY TOWN CENTRE close by, and furthermore encompasses an IMMACULATELY MAINTAINED & VERY WELL PRESENTED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING (from a newly installed Boiler system). An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with being PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, has an OUTSTANDING range of POPULAR SCHOOLING, Regular Transport Links & Local Amenities close by.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Lounge - 4.1m x 3.3m (13'5" x 10'9")

Further Sitting Room - 3.4m x 3.3m (11'1" x 10'9")

Dining Room / Breakfasting Area - 3.5m x 2.4m (11'5" x 7'10")

Stunning Well Fitted Kitchen - 6m x 1.9m (19'8" x 6'2")

Luxury Ground Floor Shower Room

Office / Study - 2.9m x 2.1m (9'6" x 6'10")

FIRST FLOOR

Landing

Bedroom 1 - 3.9m x 3.3m (12'9" x 10'9")

Bedroom 2 - 3.3m x 2.3m (10'9" x 7'6")

(Measurements taken at widest available points)

Bedroom 3 - 2.1m x 1.8m (6'10" x 5'10")

Modern House Bathroom - 2.2m x 1.7m (7'2" x 5'6")

OUTSIDE

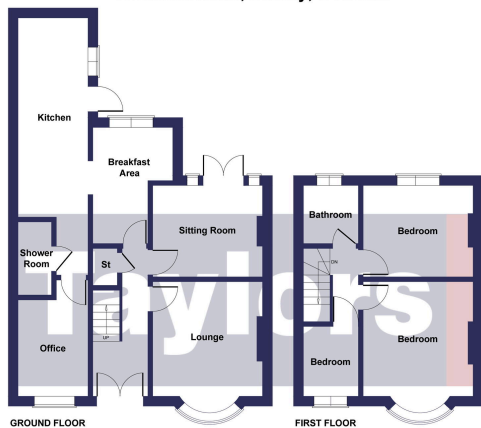
Impressive Driveway

Wonderful & Well Maintained Rear Garden

EPC: D. Council Tax Band: C. 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.

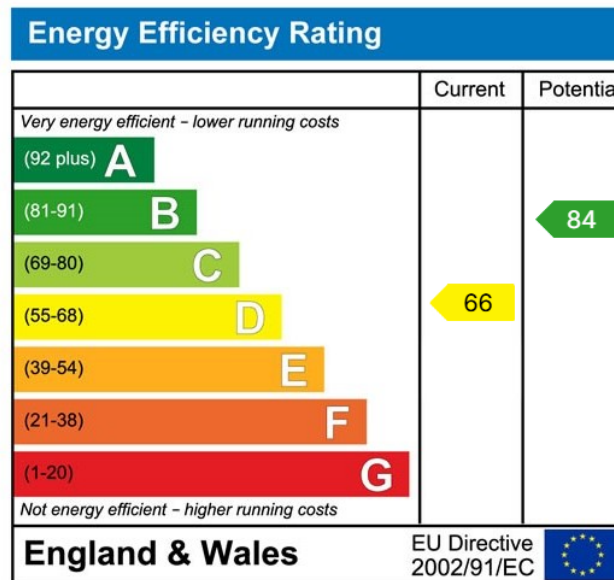


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- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- FURTHER LUXURY GROUND FLOOR SHOWER ROOM
- STUNNING WELL FITTED KITCHEN
- THREE LOVELY RECEPTION ROOMS & USEFUL HOME OFFICE / STUDY
- THOUGHTFULLY EXTENDED LAYOUT WITH BOTH DOUBLE GLAZING & GAS CENTRAL HEATING
- WONDERFUL & WELL MAINTAINED REAR GARDEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- BUFFERY PARK & DUDLEY TOWN CENTRE CLOSE BY
- MODERN FIRST FLOOR HOUSE BATHROOM
- EXPENSIVELY APPOINTED & BEAUTIFULLY PROPORTIONED, BAY FRONTED, SEMI-DETACHED RESIDENCE



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