



**Taylor's**

# Cherry Hill Walk, Dudley, DY1 2EA

Offers In Region Of £340,000

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A SUPERBLY PROPORTIONED & VERY WELL ARRANGED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE wonderfully situated on a FANTASTIC CORNER PLOT within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This MOST APPEALING PROPERTY is PERFECTLY SUITED for GROWING FAMILIES looking to purchase a LOVELY & GOOD SIZED FAMILY HOME which has GREAT POTENTIAL and together with being Well Maintained Throughout, offers the PERFECT COMBINATION of Practical Living, Flexible Accommodation & a HUGELY ADMIRERED RESIDENTIAL LOCATION. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Spacious Sitting Room, Separate Dining Room, Well Fitted Dining Kitchen, Useful Utility Room, Guests Cloakroom / W.C, Landing, Four Well Proportioned First Floor Bedrooms and House Bathroom. Externally, this WONDERFUL FAMILY HOME is set behind an Impressive Block Paved Driveway which provides OFF ROAD PARKING and additionally has a Lawned Fore Garden, Garage & LARGE REAR GARDEN with Well Maintained Lawn & Initial Patio Area for Alfresco Dining. Potential Buyers would also like to be made aware that this property is being sold with the added advantage of NO UPWARD CHAIN!

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### **GROUND FLOOR**

**Entrance Porch & Reception Hall**

**Spacious Sitting Room** - 4.95m x 3.38m (16'2" x 11'1")

**Separate Dining Room** - 3.14m x 2.84m (10'3" x 9'3")

**Well Fitted Dining Kitchen** - 3.29m x 3.12m (10'9" x 10'2")

**Useful Utility Room & Guests Cloakroom / W.C**

#### **FIRST FLOOR**

**Bedroom 1** - 3.74m x 3.4m (12'3" x 11'1")

**En-Suite Shower Room**

**Bedroom 2** - 3.56m x 2.6m (11'8" x 8'6")

**Bedroom 3** - 3m x 2.99m (9'10" x 9'9")

**Bedroom 4** - 3.1m x 2.6m (10'2" x 8'6")

**House Bathroom** - 2.25m x 2.13m (7'4" x 6'11")

#### **OUTSIDE**

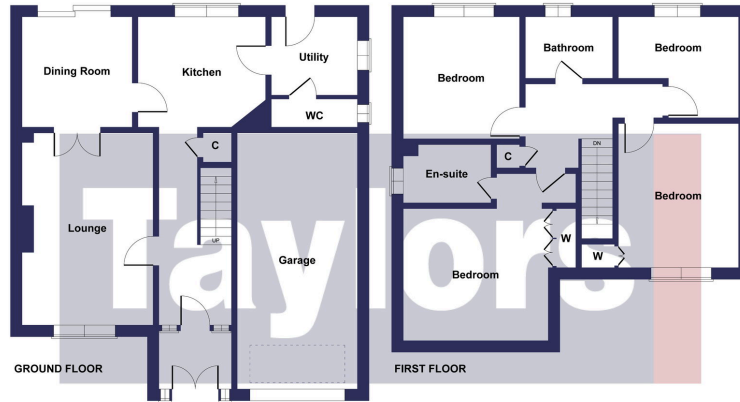
**Impressive Block Paved Driveway & Lawned Fore Garden**

**Garage & Wonderful Rear Garden**

EPC: C. Council Tax Band: E. All main services connected. 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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



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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).

- SUPERBLY PROPORTIONED & VERY WELL ARRANGED DETACHED RESIDENCE
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM
- NO UPWARD CHAIN
- WONDERFULLY LOCATED WITHIN THIS ADMIRER CUL-DE-SAC
- PERFECT FOR GROWING FAMILIES
- FOUR GOOD SIZED FIRST FLOOR BEDROOMS
- TWO SPACIOUS & CHARMING RECEPTION ROOMS
- FANTASTIC CORNER PLOT POSITION
- EXCELLENT RANGE OF SCHOOLING CLOSE BY
- LOVELY & WELL MAINTAINED REAR GARDEN



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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