



Taylors

Ashenhurst Road, Dudley, DY1 2HZ

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A VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS, FOUR BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an EXTREMELY DECEPTIVE layout of accommodation. This MOST APPEALING PROPERTY is IDEALLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, and offers potential buyers a blank canvas in which to create their dream home, with the potential to blend contemporary style and comfort with the property's character. The generous proportions and brilliant room sizes provide an excellent foundation for sympathetic refurbishment or imaginative redesign and overall offers HUGE POTENTIAL to create a WONDERFUL FAMILY HOME within this SOUGHT AFTER AREA. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Side Reception Hall, Fitted Kitchen, Full Width Sitting Room, Separate Dining Room, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Shower Room. Additionally with Top Floor Loft Room / Further (Fourth) Bedroom. Externally with Lengthy Driveway which provides AMPLE OFF ROAD PARKING, Garage and Lovely Rear Garden with Spacious Lawn and Initial Secluded Patio Area for Alfresco Dining. Potential Buyers would also like to be reminded that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Side Reception Hall

Well Fitted Kitchen - 2.7m x 2.61m (8'10" x 8'6")

Spacious Sitting Room - 5.24m x 3.35m (17'2" x 10'11")

Separate Dining Room Area - 4.03m x 2.51m (13'2" x 8'2")

FIRST FLOOR

Bedroom 1 - 3.46m x 3.31m (11'4" x 10'10")

Bedroom 2 - 3.3m x 2.33m (10'9" x 7'7")

Bedroom 3 - 2.48m x 1.84m (8'1" x 6'0")

House Shower Room - 2.21m x 1.87m (7'3" x 6'1")

TOP FLOOR

Loft Room / Bedroom 4 - 5.05m x 3.57m (16'6" x 11'8")

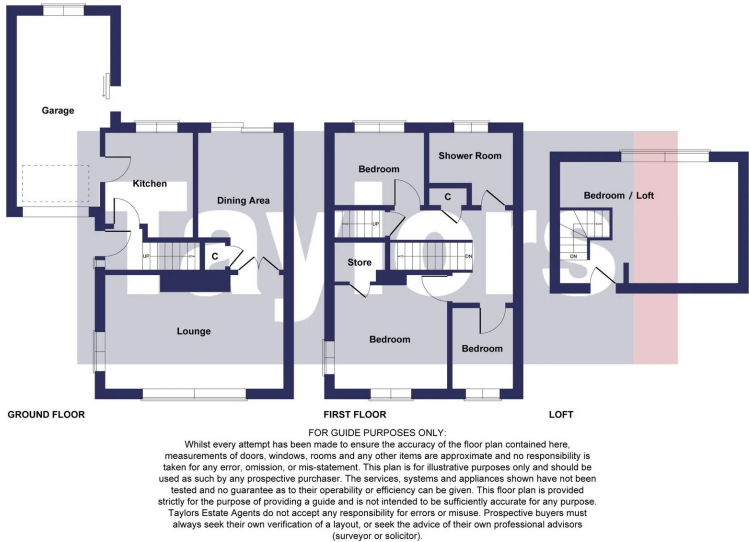
OUTSIDE

Fore Garden & Lengthy Driveway

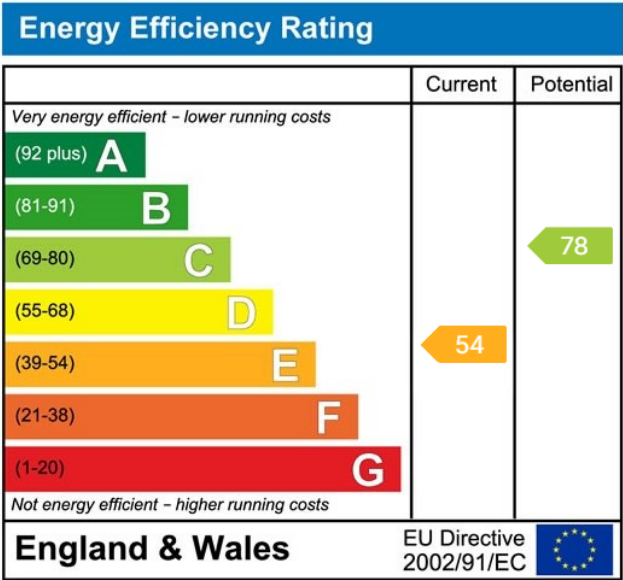
Garage & Lovely Rear Garden

EPC: E. Council Tax Band: C. Please note - All main services are connected to the property but we believe the Boiler is in need of replacement and is currently not working. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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. 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).





- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- TWO CHARMING RECEPTION ROOMS
- POPULAR RESIDENTIAL LOCATION
- LOVELY & SECLUDED REAR GARDEN
- EXCELLENT RANGE OF SOUGHT AFTER SCHOOLING WITHIN CLOSE PROXIMITY
- FOUR WELL PROPORTIONED BEDROOMS
- NO UPWARD CHAIN
- RUSSELLS HALL HOSPITAL CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- LEGNTHY DRIVEWAY & GARAGE



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.