



Taylors

Osprey Drive, Russells Hall, Dudley, DY1 2JS

Offers In Region Of £210,000

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This BEAUTIFULLY PRESENTED & STYLISHLY APPOINTED, THOUGHTFULLY EXTENDED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within the sought after RUSSELLS HALL ESTATE and furthermore encompasses a MOST APPEALING & INCREDIBLY SPACIOUS Layout of accommodation with Double Glazing & Gas Central Heating. This WELL PROPORTIONED PROPERTY has an excellent range of LOCAL AMENITIES & POPULAR SCHOOLING close by, along with having RUSSELLS HALL HOSPITAL within walking distance, and furthermore is perfectly suited for YOUNG FAMILIES or the more discerning first time buyers looking to get onto the property ladder. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with being for sale with NO UPWARD CHAIN, in brief comprises: Side Reception Hall, STUNNING RE-FITTED KITCHEN WITH QUARTZ WORK SURFACING & BEING OPEN PLAN TO A DELIGHTFUL CONSERVATORY, Attractive Sitting Room, Landing, TWO DOUBLE FIRST FLOOR BEDROOMS & Modern Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage & LOW MAINTENANCE REAR GARDEN WHICH WOULD BE PERFECT FOR ALFRESCO DINING. 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

Side Reception Hall

Attractive Sitting Room - 5.66m x 3.65m (18'6" x 11'11")

Stunning Well Fitted Kitchen - 3.78m x 3.02m (12'4" x 9'10")

OPEN PLAN to a Delightful Conservatory - 3.81m x 3.55m (12'6" x 11'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.63m x 3.5m (11'10" x 11'5")

Bedroom 2 - 3.68m x 2.87m (12'0" x 9'4")

Modern House Bathroom

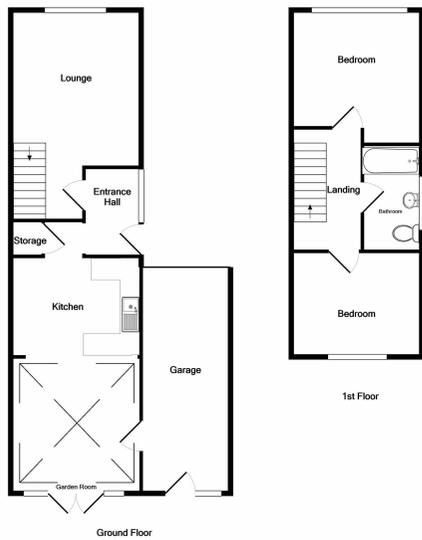
OUTSIDE

Driveway

Lovely Rear Garden

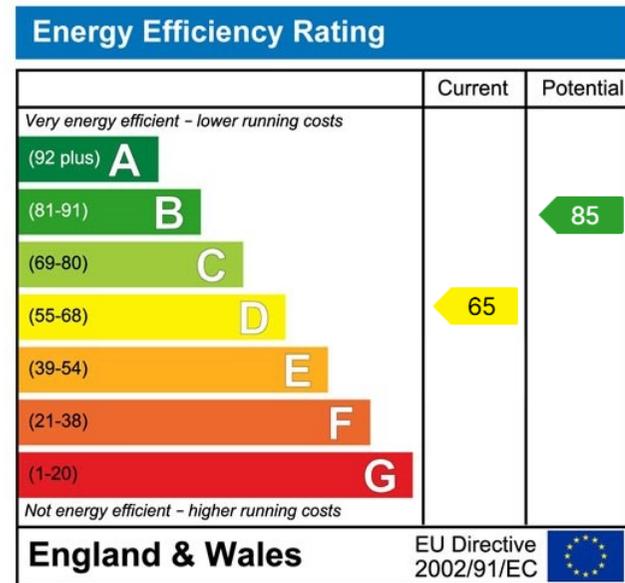
EPC: D. Council Tax Band: B. Construction: We believe the property to be of a DRHH Part Brick / Part Cladded Construction (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





Osprey Drive
Measurements are approximate. Not to scale. Illustrative purposes only
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- BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- MODERN HOUSE BATHROOM
- POPULAR RESIDENTIAL LOCATION
- GOOD RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- LOVELY REAR GARDEN
- STUNNING WELL FITTED KITCHEN BEING OPEN PLAN TO CONSERVATORY
- TWO LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EARLY VIEWING ADVISED
- RUSSELLS HALL HOSPITAL WITHIN CLOSE PROXIMITY
- ATTRACTIVE SITTING ROOM



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.