



Taylors

Peel Street, Dudley, DY2 7HW

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A DECEPTIVELY SPACIOUS & VERY WELL PRESENTED, THREE BEDROOM, END-OF-TERRACE RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING layout of accommodation with both Double Glazing & Gas Central Heating. This NICELY PROPORTIONED PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is ATTRACTIVELY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Flexible Family Living, Well Arranged Accommodation & a Hugely Convenient Residential Area. 'Peel Street' forms part of this CONVENIENTLY PLACED Development, which has an EXCELLENT RANGE of Local Schooling & Regular Transport Links close by, together with having a FANTASTIC ARRAY of Quality Amenities (Such as Dudley Town Centre & Russells Hall Hospital) close by. Local Attractions such as Dudley Zoo & Black Country Living Museum are also within close proximity. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Guests Cloakroom W/C, Two Spacious Reception Rooms, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & White Suite Family Bathroom. Externally with Communal Parking and Lovely Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining. Potential Buyers would like to be made aware 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

Entrance Hallway

Guests Cloakroom / W.C

Reception Room 1 - 3.91m x 2.91m (12'9" x 9'6")

Modern Well Fitted Kitchen - 3.71m x 2.9m (12'2" x 9'6")

Rear Hall

Reception Room 2 - 3.91m x 3.59m (12'9" x 11'9")

FIRST FLOOR

Landing

Bedroom 1 - 4.51m x 3.14m (14'9" x 10'3")

Bedroom 2 - 3.89m x 1.89m (12'9" x 6'2")

Bedroom 3 - 2.52m x 2.01m (8'3" x 6'7")

House Bathroom - 2.46m x 2.43m (8'0" x 7'11")

OUTSIDE

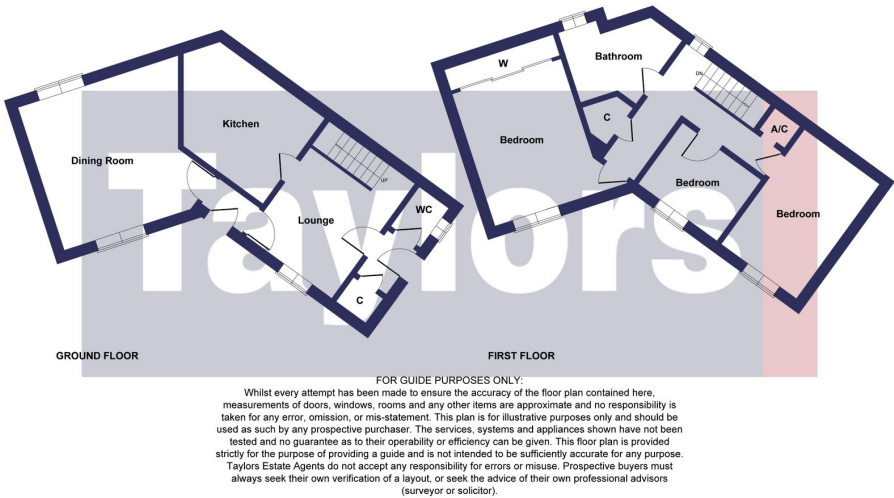
Communal Parking

Lovely Rear Garden

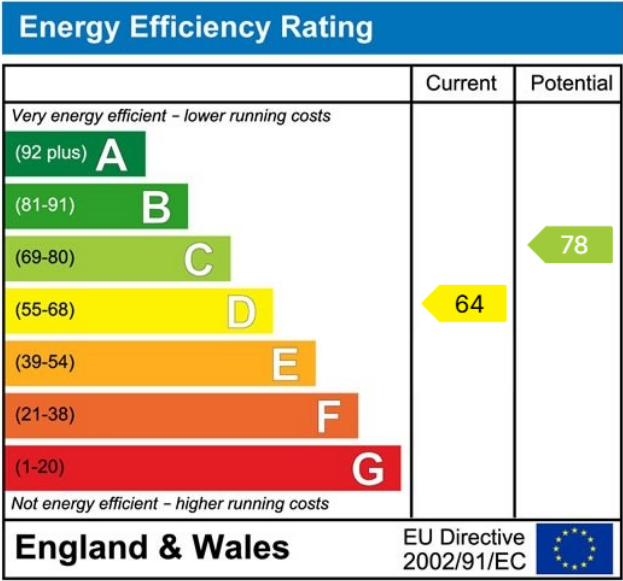
EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. 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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- DECEPTIVELY SPACIOUS & VERY WELL PRESENTED, END-OF-TERRACE RESIDENCE
 - THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
 - MODERN WELL FITTED KITCHEN
 - POPULAR RESIDENTIAL LOCATION
 - LOCAL SCHOOLING WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
 - TWO SPACIOUS RECEPTION ROOMS
 - LOVELY REAR GARDEN
 - EXCELLENT RANGE OF LOCAL AMENITIES CLOSE BY
 - IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS



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.