



Taylors

Kestrel Road, Russells Hall, Dudley, DY1 2JU

Offers In Region Of £240,000

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A REMARKABLY SPACIOUS & SUPERBLY PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this HUGELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a GOOD SIZED layout of accommodation with both Double Glazing & Gas Central Heating. This MOST APPEALING PROPERTY is perfectly suited for GROWING FAMILIES or FIRST TIME BUYERS and combined with being NICELY MAINTAINED throughout, offers the IDEAL COMBINATION of a Large Ground Floor Layout, Spacious First Floor Accommodation & an EXTREMELY Convenient Residential Location. 'Kestrel Road' forms part of the ESTABLISHED AREA of Russells Hall, which has an EXTENSIVE ARRAY of Local Amenities, Excellent Transport Links & QUALITY SCHOOLING within close proximity, together with having Russells Hall Hospital close by. An EARLY INTERNAL VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Side Entrance Hallway, Spacious Sitting Room, Well Fitted Dining Kitchen, Guests Cloakroom / W.C, Landing, Three Good Sized First Floor Bedrooms & Well Appointed House Shower Room. Additionally, this DELIGHTFULLY ARRANGED PROPERTY is situated on a FANTASTIC PLOT with an Impressive Tarmac Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Good Sized Garage and Wonderful Rear Garden which is Secluded & has a 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 having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Side Entrance Hall

Guests Cloakroom / W.C

Spacious Sitting Room - 4.87m x 4.27m (15'11" x 14'0")

Well Fitted Dining Kitchen - 4.87m x 4.36m (15'11" x 14'3")

FIRST FLOOR

Landing

Bedroom 1 - 4.87m x 3m (15'11" x 9'10")

Bedroom 2 - 3.34m x 2.91m (10'11" x 9'6")

Bedroom 3 - 3.38m x 1.94m (11'1" x 6'4")

House Shower Room

OUTSIDE

Impressive Tarmac Driveway

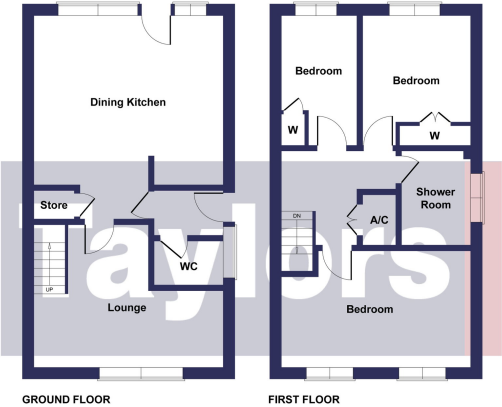
Good Sized Garage

Wonderfully Maintained Rear Garden

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. 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. 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).

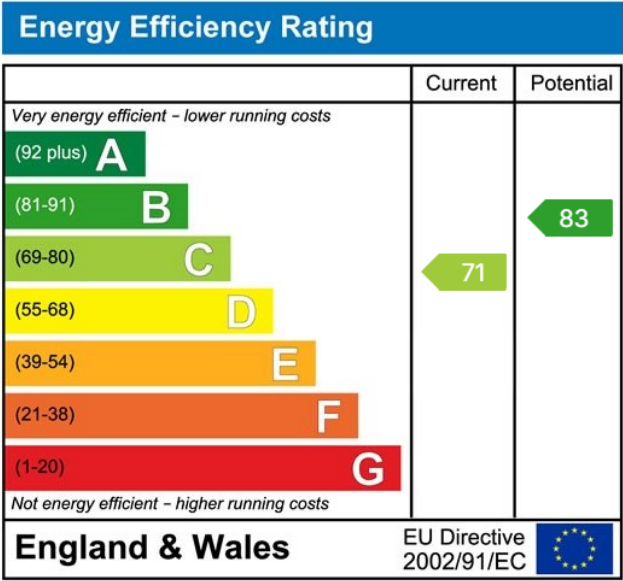


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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).

- REMARKABLY SPACIOUS & SUPERBLY PROPORTIONED, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- WONDERFULLY MAINTAINED REAR GARDEN
- EARLY VIEWING ADVISED
- RUSSELLS HALL HOSPITAL CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SPACIOUS WELL FITTED DINING KITCHEN
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- EXTENSIVE TARMAC DRIVEWAY & GOOD SIZED GARAGE
- LOCAL SCHOOLING & REGULAR TRANSPORT LINKS WITHIN CLOSE PROXIMITY



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.