

Taylors

Prospect Row, Dudley, DY2 8SQ

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An ATTRACTIVELY PRESENTED & WELL PROPORTIONED, MODERN TWO BEDROOM SEMI-DETACHED pleasantly situated with front outlook to local park, and having Gas Central Heating & PVC Double Glazing. This MOST APPEALING PROPERTY offers FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder. The accommodation is WELL MAINTAINED and altogether provides the IDEAL COMBINATION of Modern Living, 'Ready-to-move-into' Accommodation and a Convenient Residential Location.

An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation , which in brief comprises: Entrance Hall, Guests Cloakroom / W.C, Modern Well Fitted Kitchen, Pleasant Sitting Room, Landing, Two Good Sized First Floor Bedrooms & House Bathroom. Externally with Tarmac Driveway which provides OFF ROAD PARKING and Lovely Rear Garden with Lawn & Initial Patio Area. Potential Buyers would also like to be made aware that this property is being sold with the added advantage of having NO UPWARD CHAIN!

GROUND FLOOR

Entrance Hallway

Guests Cloakroom / W.C

Modern Well Fitted Kitchen - 2.74m x 2.39m (9'0" x 7'10")

Pleasant Sitting Room - 4.5m x 3.91m (14'9"max x 12'10")

FIRST FLOOR

Landing

Bedroom 1 - 3.91m x 3.45m (12'10" x 11'4")

Bedroom 2 - 3.91m x 3.05m (12'10" x 10'0")

House Bathroom - 2.03m x 1.73m (6'8" x 5'8")

OUTSIDE

Front Garden with Parking

Rear Garden

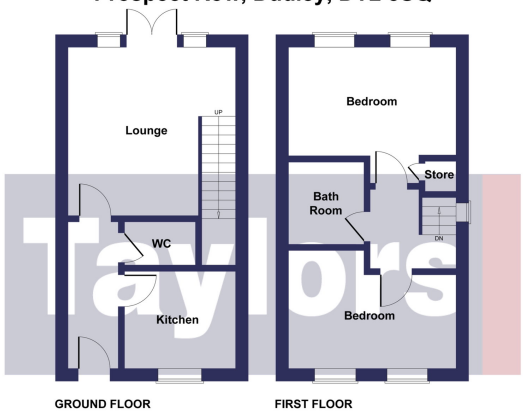
EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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).





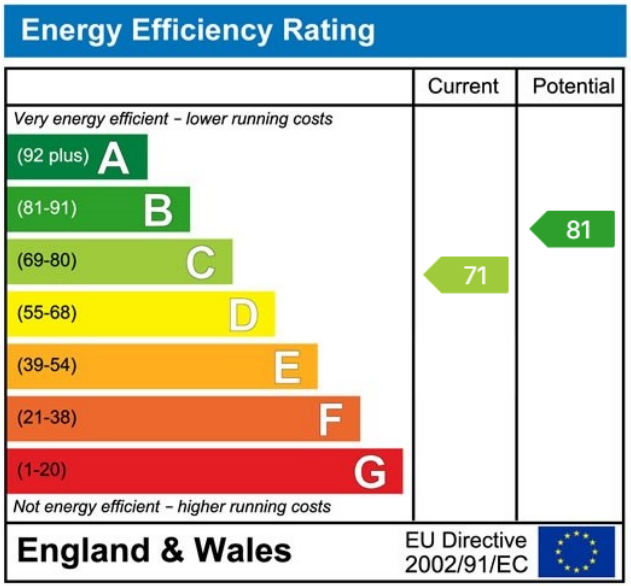
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- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN WITH OVEN,HOB, FRIDGE,FREEZER AND WASHER
- HOUSE BATHROOM
- TWO GOOD SIZED FIRST FLOOR BEDROOMS
- POPULAR LOCATION
- CONVENIENTLY PLACED FOR AN EXTENSIVE RANGE OF LOCAL AMENITIES
- EXCITING OPPORTUNITY FOR FIRST TIME BUYERS
- ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED, MODERN STYLE, SEMI-DETACHED
- BUFFERY PARK WITHIN WALKING DISTANCE





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.