



Taylors

Blowers Green Road, Dudley, DY2 8UR

Offers In Region Of £190,000

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This INCREDIBLY SPACIOUS & BEAUTIFULLY PRESENTED, VICTORIAN STYLE, THREE BEDROOM, MID-TERRACE RESIDENCE is situated within this ESTABLISHED RESIDENTIAL LOCATION, which has DUDLEY TOWN CENTRE combined with an EXCELLENT RANGE of LOCAL SHOPS / AMENITIES & GOOD SCHOOLING close by, together with having regular Bus & Transport links within walking distance. This WONDERFUL PERIOD STYLE PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and further encompasses an ATTRACTIVELY FURNISHED & TREMENDOUSLY SPACIOUS layout of IMMACULATELY MAINTAINED accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder. Comprising: Impressive Reception Hall, Stylishly Decorated Bay Fronted Sitting Room, Separate Spacious Dining Room / Further Reception Room, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Four Piece Suite House Bathroom. Furthermore with Double Glazing, Gas Central Heating & Lovely Cottage Style Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Stylish Sitting Room - 4.29m x 3.55m (14'0" x 11'7")

Attractive Dining Room - 4.53m x 3.63m (14'10" x 11'10")

Modern Well Fitted Kitchen - 3.18m x 2.48m (10'5" x 8'1")

FIRST FLOOR

Landing

Bedroom 1 - 3.61m x 3.53m (11'10" x 11'6")

Bedroom 2 - 3.6m x 3.56m (11'9" x 11'8")

Bedroom 3 - 2.69m x 2.02m (8'9" x 6'7")

Well Appointed Four Piece Suite House Bathroom - 2.47m x 2.34m (8'1" x 7'8")

OUTSIDE

Lovely Cottage Style Rear Garden

EPC: C. Council Tax Band: A. 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.

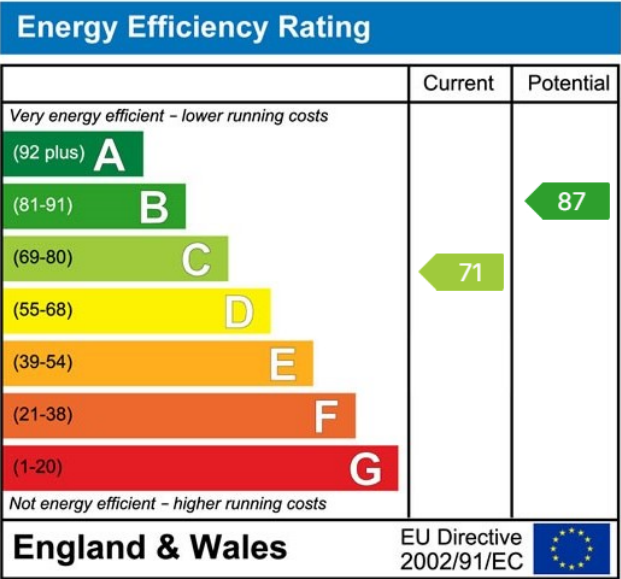


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- DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- LOVELY COTTAGE STYLE REAR GARDEN
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- IMMACULATELY MAINTAINED THROUGHOUT
- TWO ATTRACTIVELY DECORATED & GOOD SIZED RECEPTION ROOMS
- WELL APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- INCREDIBLY SPACIOUS & BEAUTIFULLY PRESENTED, VICTORIAN STYLE, MID-TERRACE RESIDENCE



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.