

Taylors

Grove Street, Dudley, DY2 7HQ

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A STUNNING, BEAUTIFULLY APPOINTED & THOUGHTFULLY ENLARGED, TWO BEDROOM, DETACHED BUNGALOW superbly situated within this POPULAR & ADMIRED RESIDENTIAL LOCATION, and furthermore encompassing a TREMENDOUSLY SPACIOUS & HUGELY DECEPTIVE Layout with both Double Glazing & Gas Central Heating. This VERY WELL PROPORTIONED PROPERTY offers an INCREDIBLY FLEXIBLE arrangement of accommodation, and therefore would make a FANTASTIC PROPERTY for GROWING FAMILIES, yet may also appeal to those looking to DOWNSIZE. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD & SIZE of the accommodation on offer, which in brief comprises: Entrance Porch, Impressive Reception Hall, Attractive Sitting Room, Stunning Well Fitted Breakfast Kitchen with Integrated Appliances & Island, Two Large & Well Proportioned First Floor Bedrooms and Luxury Well Appointed House Shower Room. To the First Floor is an EXTREMELY VERSATILE LOFT SPACE which has various spaces which provide for a RANGE of POTENTIAL USES, such as Seating Areas, Office / Study & Hobbies Space. Our vendor clients have told us that they are unaware if Building Regulations have been approved for this FANTASTIC EXTRA SPACE, however, it would be EXTREMELY useful & practical for any potential buyer. The stylish layout of this LOFT SPACE must be seen to be admired!Externally with Extensive Gated Tarmac Driveway which provides AMPLE OFF ROAD PARKING and Beautifully Landscaped & Good Sized Rear Garden with Initial Patio Area for Alfresco Dining & Secluded Well Maintained Lawn.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Impressive Reception Hall

Stunning Well Fitted Breakfast Kitchen with Island & Integrated Appliances - 5.17m x 2.8m (16'11" x 9'2")

Attractive Sitting Room - 5.66m x 3.64m (18'6" x 11'11")

Bedroom 1 - 4.57m x 3.68m (14'11" x 12'0")

Bedroom 2 - 4.27m x 3.88m (14'0" x 12'8")

Luxury Re-Appointed Shower Room - 2.5m x 1.77m (8'2" x 5'9")

HUGE & VERSATILE LOFT SPACE (Consisting of)

Seating Area - 5.34m x 2.73m (17'6" x 8'11")

Main Loft Space Area - 5.44m x 5.27m (17'10" x 17'3")

Walk-In-Wardrobe Space - 3.8m x 1.4m (12'5" x 4'7")

Potential Office Space - 3.07m x 1.73m (10'0" x 5'8")

Ample Eaves Storage

OUTSIDE

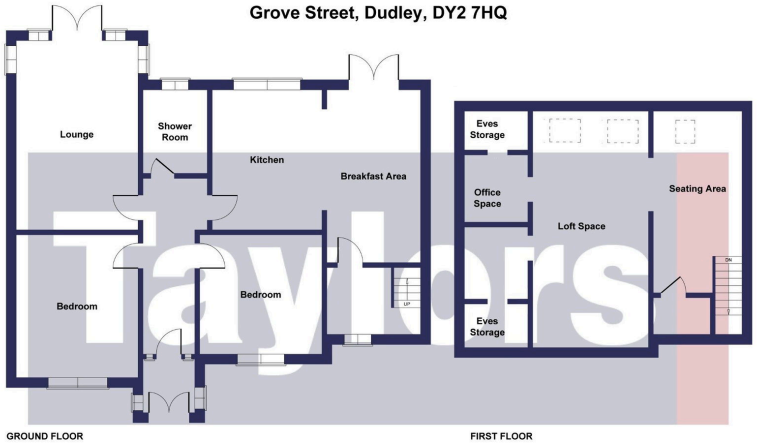
Gated Tarmac Driveway

Beautifully Landscaped & Secluded Rear Garden

EPC: C. Council Tax Band: C. 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.



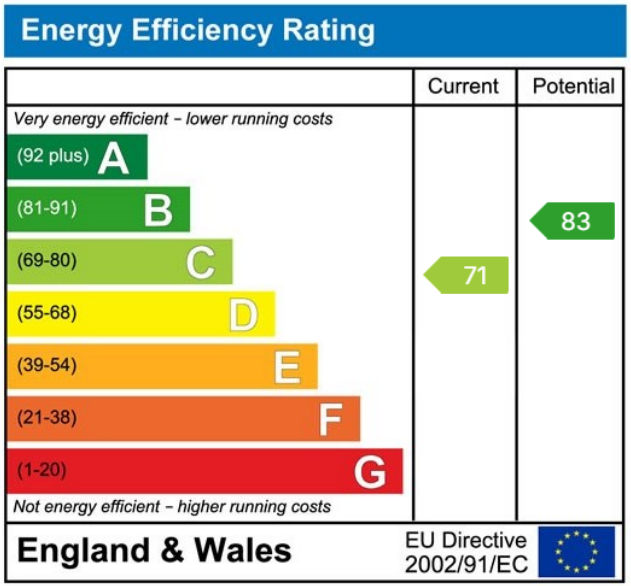




FOR GUIDE PURPOSES ONLY:
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- BEAUTIFULLY APPOINTED & THOUGHTFULLY ENLARGED, DETACHED BUNGALOW
- HUGE & VERSATILE LOFT SPACE WITH A VARIETY OF POTENTIAL USES
- STUNNING WELL FITTED BREAKFAST KITCHEN WITH ISLAND
- BEAUTIFULLY MAINTAINED & SECLUDED REAR GARDDN
- CONVENIENTLY LOCATED FOR AN EXCELLENT RANGE OF LOCAL AMENITIES
- TWO LARGE & WELL PROPORTIONED BEDROOMS
- LUXURY RE-APPOINTED HOUSE SHOWER ROOM
- GATED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- IMMACULATELY MAINTAINED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING





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.