



Mulberry Green, Old Park Farm Estate, Dudley

DY1 3QF

Taylors

Offers in the Region of
£229,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Stunning Extended Semi-Detached Family Home situated on the popular Old Park Farm Estate in Dudley, conveniently located close to a range of local amenities and excellent transport links!

Beautifully maintained throughout by the current owners, this deceptively spacious property offers well-presented accommodation ideal for modern family living. The layout briefly comprises a welcoming entrance hall, a bright and comfortable lounge, fitted kitchen, and a reception room currently used as sitting/dining room, perfect for entertaining or additional family space. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden with access to a garage and driveway to the rear, together with gardens to the fore.

This impressive home must be viewed to fully appreciate the space, presentation and convenient location on offer!

Council Tax - A EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hall with understairs storage.

Lounge - 5.44m x 3.02m (17'10" x 9'11")

Kitchen - 3.94m x 3.45m (12'11" x 11'4")

Reception Room - 5.41m x 2.87m max (17'9" x 9'5" max) (currently used as sitting/dining room).

First Floor Landing with built in storage.

Bedroom - 4.19m x 3.1m max (13'9" x 10'2" max)

Bedroom - 3.25m max x 3.33m (10'8" max x 10'11")

Bedroom - 3.05m x 2.08m (10'0" x 6'10")

Bathroom - 2.18m x 1.93m (7'2" x 6'4")

Enclosed Rear Garden

Driveway To Rear

Garage To Rear

Garden To Fore





Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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- POPULAR OLD PARK FARM ESTATE LOCATION
- DRIVEWAY & GARAGE TO REAR
- STYLISHLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MUST BE VIEWED TO BE APPRECIATED

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MISREPRESENTATION ACT 1967

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