

79, Dibdale Road, Dudley,

DY1 2RX

Taylors

Offers in the Region of

£249,950

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

CHARMING & DECEPTIVELY SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME – ARRANGED OVER THREE FLOORS! Ideally positioned within a popular Dudley neighbourhood, this attractive and deceptively spacious family home is conveniently located within close proximity of well-regarded schools and excellent transport links, making it an ideal purchase for growing families. Benefitting from gas central heating and double glazing throughout, the versatile accommodation is thoughtfully arranged over three floors and briefly comprises: entrance hall, through lounge, kitchen leading to a ground floor shower room, with stairs from the hallway providing access to a further modern kitchen, separate dining room and an additional rear reception room, currently utilised as a sewing room. To the first floor, the landing gives access to THREE BEDROOMS and a family bathroom. Externally, the property continues to impress with a generous enclosed rear garden, together with a garage and driveway providing off-road parking to the front. A fantastic opportunity to acquire a spacious and versatile family home in a sought-after residential location – early viewing is highly recommended!

Council Tax - C EPC - TBA Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected.
Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - Greater than 3.3% 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.

Accommodation briefly comprises :-

Entrance Hall

Lounge - 7.16m into bay x 3.3m max (23'6" into bay x 10'10" max)

Kitchen - 2.41m x 1.93m (7'11" x 6'4") with built in storage.

Shower Room - 2.16m x 0.99m (7'1" x 3'3")

Kitchen - 5.64m x 1.78m max (18'6" x 5'10" max) with understairs storage.

Dining Room - 3.35m x 2.51m (11'0" x 8'3") with storage cupboard & pantry/

Sewing Room - 3.53m x 3.25m max (11'7" x 10'8" max)

First Floor Landing

Bedroom - 3.86m into bay x 3m max (12'8" into bay x 9'10" max) with built in storage.

Bedroom - 3.33m x 2.74m into fitted wardrobes (10'11" x 9'0" into fitted wardrobes) with fitted wardrobes.

Bedroom - 1.93m x 1.8m (6'4" x 5'11")

Bathroom - 2.39m x 2.16m max (7'10" x 7'1" max)

Enclosed Rear Garden

Garage - 4.67m x 2.11m (15'4" x 6'11")

Driveway To Fore

Taylors





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

- DECEPTIVELY SPACIOUS ABOVE THREE FLOORS - EARLY VIEWING RECOMMENDED
- POPULAR DUDLEY NEIGHBOURHOOD
- SET WITHIN CLOSE PROXIMITY OF USEFUL AMENITIES & TRANSPORT LINKS
- THREE BEDROOMS

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