



Taylor's

Grenville Road, Russells Hall, Dudley, DY1 2NE

Offers In Region Of £225,000

3 1 2



An INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a GOOD SIZED & MOST APPEALING layout of accommodation with Double Glazing. This LOVELY PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS a FANTASTIC OPPORTUNITY to purchase a WELL ARRANGED FAMILY HOME which is WELL MAINTAINED THROUGHOUT and altogether offers the PERFECT COMBINATION of SPACIOUS GROUND FLOOR ACCOMMODATION & a SIZEABLE FIRST FLOOR LAYOUT. 'Grenville Road' is LOCATED within the POPULAR RESIDENTIAL AREA of 'Russells Hall', which has an OUTSTANDING RANGE of Popular Schooling & Regular Transport Links within close proximity, together with having a FANTASTIC ARRAY of Local Amenities close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Guests Cloakroom / W.C, Pleasant Sitting Room being OPEN PLAN to a Lovely Dining Room Area, Well Fitted Kitchen, Landing, Three Large First Floor Bedrooms & Well Appointed House Bathroom. Externally this GOOD SIZED FAMILY HOME is set behind a Lawned Fore Garden with an Adjoining Driveway which provides AMPLE OFF ROAD PARKING. The Driveway extends to a Car Port & furthermore there is a SECLUDED REAR GARDEN with Large Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Pleasant Sitting Room - 4.15m x 3.63m (13'7" x 11'10")

Dining Area - 3.24m x 3.2m (10'7" x 10'5")

Well Fitted Kitchen - 2.53m x 2.23m (8'3" x 7'3")

FIRST FLOOR

Landing

Bedroom 1 - 3.36m x 3.37m (11'0" x 11'0")

Bedroom 2 - 3.21m x 2.97m (10'6" x 9'8")

Bedroom 3 - 2.97m x 2.12m (9'8" x 6'11")

Well Appointed House Shower Room

OUTSIDE

Driveway & Fore Garden

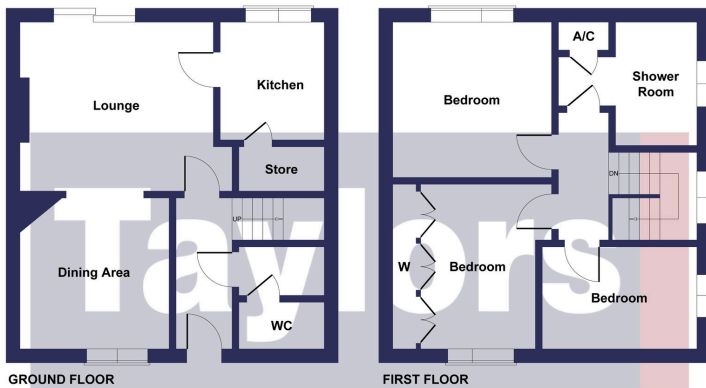
Car Port

Large Rear Garden

EPC: F. Council Tax Band: B. Main Electrical, Water & Drainage services are connected (No Gas Central Heating). 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).

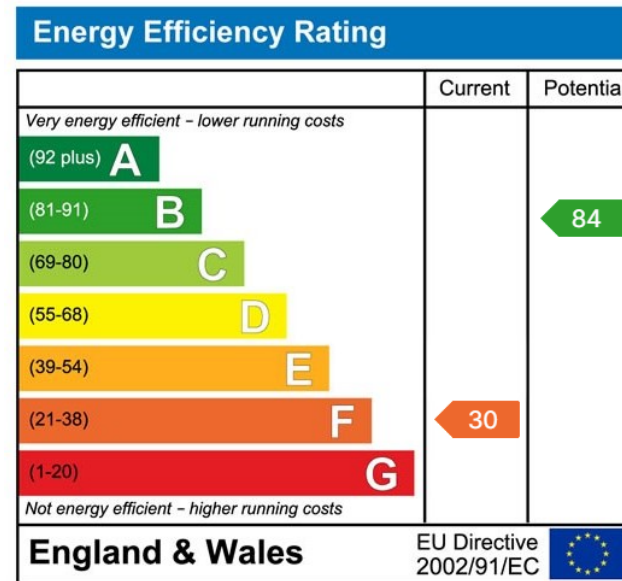


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- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED SEMI-DETACHED RESIDENCE
- LARGE REAR GARDEN
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- DRIVEWAY & CAR PORT
- MODERN SHOWER ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- POPULAR SCHOOLING CLOSE BY
- EARLY VIEWING ADVISED
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- RUSSELLS HALL HOSPITAL WITHIN CLOSE PROXIMITY



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.