



4, Sycamore Green, Old Park Farm, Dudley,
DY1 3QE

Taylors

Offers in the Region of
£199,950

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

ATTRACTIVE SEMI-DETACHED FAMILY HOME ON POPULAR 'OLD PARK FARM' DEVELOPMENT

Located on the sought-after Old Park Farm estate, this well-presented semi-detached family home offers spacious and versatile living in a convenient and family-friendly location. Within easy reach of Dudley Town Centre, highly regarded schools, and a wide range of local amenities, this home is perfect for growing families or first-time buyers. Lovingly maintained by the current owners and benefiting from gas central heating and double glazing, the accommodation briefly comprises:

- Welcoming entrance hallway
- Bright and spacious lounge
- Separate sitting room – ideal for family space or a home office
- Fitted kitchen
- Side hallway with access to a utility room
- First floor landing
- Three well-proportioned bedrooms
- Family bathroom
- Externally, the property boasts:

A private rear garden – perfect for children, pets, or outdoor entertaining
Neatly maintained front garden
Homes in this desirable development are in high demand – early viewing is highly recommended to avoid disappointment!

Council Tax - A EPC - TBA Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat felt roof section. 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

Hallway

Lounge - 3.86m max x 3.84m (12'8" max x 12'7")

Kitchen - 3.23m x 1.96m (10'7" x 6'5") with pantry cupboard.

Sitting Room - 3.61m x 2.79m (11'10" x 9'2")

Side Hall with storage cupboard.

Utility Room - 2.64m x 1.7m (8'8" x 5'7")

First Floor Landing with storage cupboard.

Bedroom - 3.81m max x 3.91m max (12'6" max x 12'10" max)

Bedroom - 3.81m max x 2.84m (12'6" max x 9'4")

Bedroom - 2.64m x 2.41m max (8'8" x 7'11" max) with storage cupboard.

Bathroom - 2.29m x 1.73m (7'6" x 5'8")

Outside

Mature Private Rear Garden

Gardens To Fore

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.





Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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- POPULAR "OLD PARK FARM ESTATE" LOCATION
- EARLY VIEWING IS RECOMMENDED
- SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- STYLISH KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MATURE PRIVATE REAR GARDEN
- EPC - TBA
- COUNCIL TAX - A

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MISREPRESENTATION ACT 1967

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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 in relation to this property.



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