

Taylors

Sledmore Road, Dudley, DY2 8DY

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A STUNNING, BEAUTIFULLY MODERNISED & BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated on a FANTASTIC CORNER PLOT within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a STYLISHLY DECORATED & COMPREHENSIVELY REFURBISHED layout with Double Glazing & Gas Central Heating. This GORGEOUSLY PRESENTED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase an EXPESNIVELY APPOINTED FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Modern Family Living, 'Ready-to-move-into' Accommodation and a Hugely Convenient Residential Location. 'Sledmore Road' is WONDERFULLY SITUATED within this POPULAR PART of Dudley, located just off the ESTABLISHED BUFFERY ROAD, which has an EXTENSIVE RANGE of Local Amenities (Such as Merry Hill Shopping Complex & Dudley Town Centre), Desirable Schooling & Regular Transport Links which provide easy access to a range of nearby towns (Such as Halesowen, Netherton & Brierley Hill) close by. The locally known Buffery Park is also within walking distance! An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Reception Hall, Stylish Bay Fronted Sitting Room, Stunning Re-Fitted Dining Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Externally with Large Tarmac Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Good Sized Timber Constructed Garage with Remote Controlled Door and Secluded Rear Garden which is Low Maintenance & Ideal for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stylish Sitting Room Area - 4.94m x 3.3m (16'2" x 10'9")

Stunning Re-Fitted Dining Kitchen - 5.13m x 2.29m (16'9" x 7'6")

FIRST FLOOR

Landing

Bedroom 1 - 4.02m x 3.2m (13'2" x 10'5")

Bedroom 2 - 3.35m x 3.3m (10'11" x 10'9")

Bedroom 3 - 2.08m x 2.06m (6'9" x 6'9")

Luxury White Suite House Bathroom - 2.37m x 1.67m (7'9" x 5'5")

OUTSIDE

Extensive Tarmac Driveway

Timer Constructed Garage

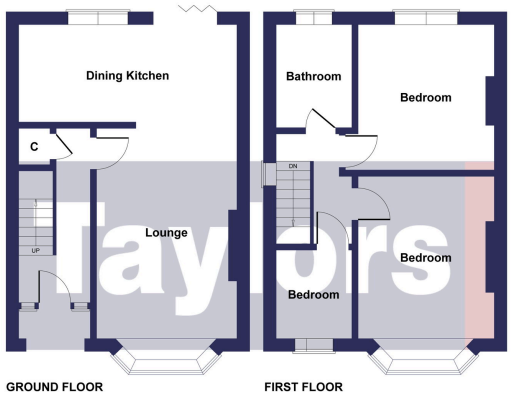
Low Maintenance Rear Garden

EPC: D. Council Tax Band: B. 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. 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).





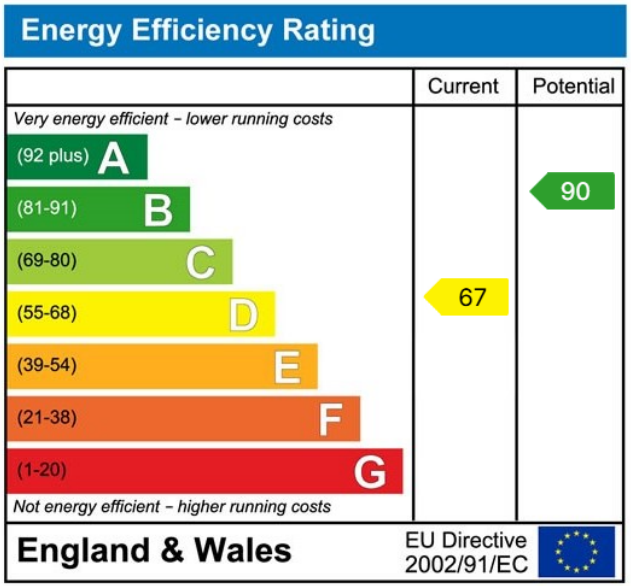
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- STUNNING, BEAUTIFULLY MODERNISED & BAY FRONTED, SEMI-DETACHED RESIDENCE
- LUXURY RE-FITTED DINING KITCHEN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- STYLISHLY DECORATED & COMPREHENSIVELY REFURBISHED THROUGHOUT
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- FANTASTIC CORNER PLOT POSITION
- MODERN WELL APPOINTED HOUSE BATHROOM
- WONDERFUL RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY
- EXTENSIVE TARMAC DRIVEWAY & LARGE TIMBER CONSTRUCTED GARAGE





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.