



Taylor's

Spring Pool Meadow, Russells Hall, Dudley, DY1 2PH

Offers In Region Of £260,000

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A STYLISHLY PRESENTED & EXPENSIVELY APPOINTED, MODERN STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE beautifully situated within this DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED & MOST APPEALING layout of accommodation with both Gas Central Heating & Double Glazing. This GORGEOUS PROPERTY offers an EXCITING OPPORTUNITY for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a STYLISH FAMILY HOME which is 'Ready-to-move-into', IMMACULATELY MAINTAINED THROUGHOUT and all together offers the PERFECT COMBINATION of contemporary living, deceptively spacious accommodation and a hugely convenient residential location. 'Spring Pool Meadow' is superbly situated within this SOUGHT AFTER & MODERN DEVELOPMENT, located within the Popular Area of Russells Hall, and furthermore has a FANTASTIC RANGE of LOCAL AMENITIES, Regular Transport Links & Good Schooling close by, together with having Russells Hall Hospital within walking distance. An EARLY VIEWING is ADVISED if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hall, Guests Cloakroom / W.C, Stunning Well Fitted Dining Kitchen, Stylish Full Width Living Room, Landing, Three Well Proportioned & Attractively Decorated First Floor Bedrooms and Modern White Suite Family Bathroom. Furthermore this BEAUTIFUL PROPERTY has an Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING and a LOVELY Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining. 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.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Stunning Well Fitted Kitchen - 4.09m x 3.5m (13'5" x 11'5")

Stylish Full Width Living Room - 4.5m x 3.64m (14'9" x 11'11")

FIRST FLOOR

Landing

Bedroom 1 - 4.54m x 2.94m (14'10" x 9'7")

Bedroom 2 - 3.02m x 2.51m (9'10" x 8'2")

Bedroom 3 - 2.04m x 1.89m (6'8" x 6'2")

Modern House Bathroom - 2.53m x 1.67m (8'3" x 5'5")

OUTSIDE

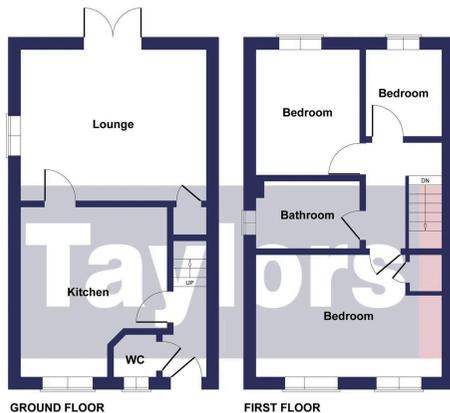
Impressive Block Paved Driveway

Lovely Rear Garden

EPC: B. Council Tax Band: C. 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.



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FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- DECEPTIVELY SPACIOUS LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- LOVELY REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- BEAUTIFULLY SITUATED WITHIN THIS POPULAR DEVELOPMENT
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STYLISHLY PRESENTED & EXPENSIVELY APPOINTED, MODERN STYLE, SEMI-DETACHED RESIDENCE
- STUNNING WELL FITTED DINING KITCHEN
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- RUSSELLS HALL HOSPITAL CLOSE BY
- MODERN WELL APPOINTED HOUSE BATHROOM
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.