



**Taylors**



## Waverley Street, Dudley, DY2 0YE

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A HUGELY DECEPTIVE & INCREDIBLY SPACIOUS, VICTORIAN STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE located within this CONVENIENT RESIDENTIAL LOCATION, and furthermore encompassing a DELIGHTFULLY PROPORTIONED layout of accommodation with both Gas Central Heating & Part Double Glazing. This VERY LARGE PERIOD STYLE PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCELLENT OPPORTUNITY to purchase a GOOD SIZED PROPERTY, which is WELL ARRANGED THROUGHOUT, and combines an INCREDIBLY SPACIOUS & CHARMING LAYOUT with a CONVENIENT RESIDENTIAL LOCATION. The accommodation would also suit INVESTORS seeking an ASTUTE BUY-TO-LET INVESTMENT. 'Waverley Street' forms part of the POPULAR MARKET Town of Dudley, and additionally is closely located to an EXCELLENT RANGE of Local Amenities (Such as Russells Hall Hospital & Merry Hill Shopping Complex), Local Schooling & Regular Transport Links. An EARLY VIEWING is ESSEENTIAL if to appreciate the accommodation on offer, which in brief comprises: Side Entrance Hallway, Two Spacious & Charming Reception Rooms, Fitted Kitchen, Landing, Two Large & Well Proportioned First Floor Bedrooms and Good Sized House Bathroom. Furthermore with Pleasant & Secluded Rear Garden, Useful Loft Space, Cellar / Store (Basement) & Side Courtyard. Potential Buyers would also like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

**ROOM DIMENSIONS** (Measurements taken at widest available points)

**GROUND FLOOR**

**Side Entrance Hall**

**Reception Room 1** - 3.65m x 3.62m (11'11" x 11'10")

**Reception Room 2** - 4.15m x 3.62m (13'7" x 11'10")

**Fitted Kitchen** - 4.65m x 2.37m (15'3" x 7'9")

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 3.72m x 3.6m (12'2" x 11'9")

**Bedroom 2** - 3.58m x 2.6m (11'8" x 8'6")

**Spacious House Bathroom**

**FURTHERMORE WITH**

**Pleasant Rear Garden**

**Cellar / Store (Basement)**

**Loft Space**

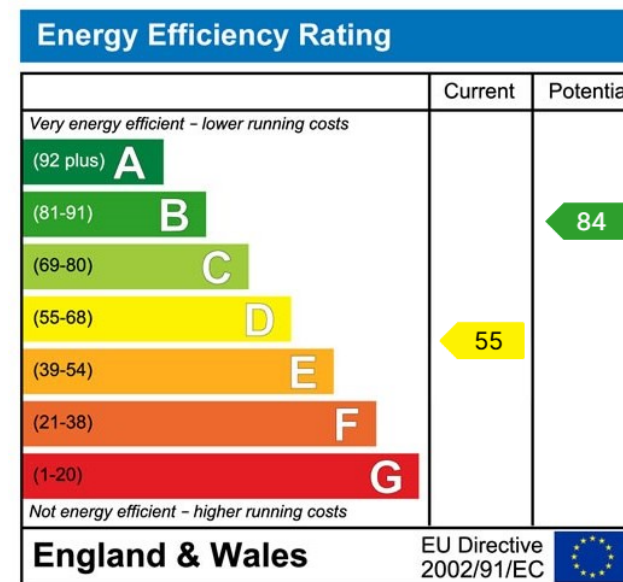
EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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).







- HUGELY DECEPTIVE & INCREDIBLY SPACIOUS, SEMI-DETACHED RESIDENCE
- TWO LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SECLUDED REAR GARDEN & SIDE COURTYARD
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EXCELLENT RANGE OF TRANSPORT LINKS WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- USEFUL CELLAR AND LOFT SPACE
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- EXTENSIVE ARRAY OF LOCAL AMENITIES (SUCH AS DUDLEY TOWN CENTRE & RUSSELLS HALL HOSPITAL) CLOSE BY



**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.