



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

**Taylor's**

**Offers in the Region of  
£209,950**

**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/engb/broadbandcoverage/](http://checker.ofcom.org.uk/engb/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")





**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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