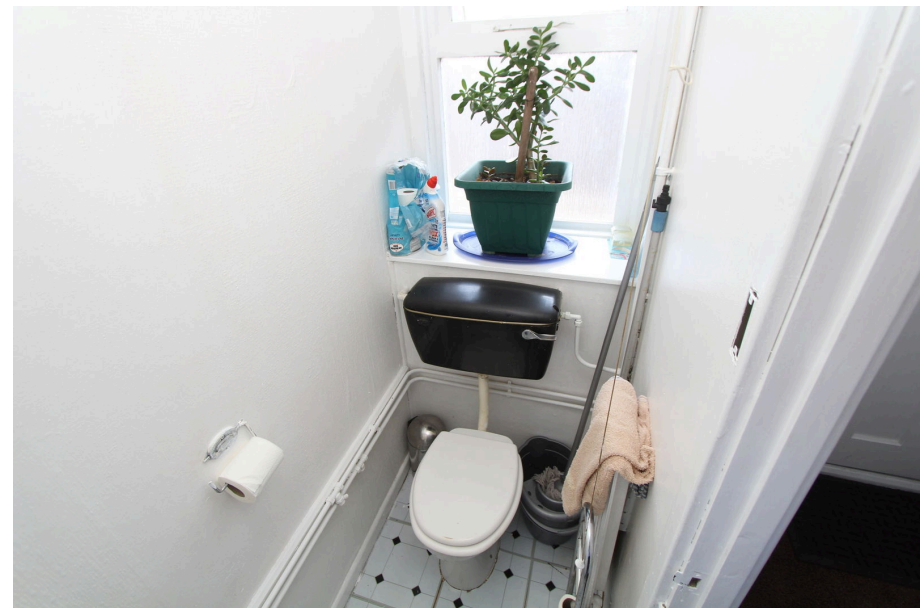




**Taylors**

# Falcon Way, Russells Hall, Dudley, DY1 2JP

3 1 1



A DECEPTIVELY SPACIOUS TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE for sale with NO UPWARD CHAIN and conveniently situated for an EXCELLENT ARRAY of LOCAL AMENITIES (Such as Russells Hall Hospital & Merry Hill Shopping Complex) & SOUGHT AFTER SCHOOLING. This GOOD SIZED & NICELY PROPORTIONED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated & together with being IDEALLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder or GROWING FAMILIES, in brief comprises: Hall, Guests Cloakroom / W.C, Fitted Kitchen, Lounge, Dining Room, Landing, THREE Good Sized First Floor Bedrooms & Well Appointed House Shower room. Furthermore with Lawned Fore Garden, Large Driveway, Combination of Single & Double Glazing, Gas Central Heating, Good Sized Rear Garden and Garage.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Side Entrance Hallway

**Spacious Sitting Room** - 4.87m x 4.32m (15'11" x 14'2")

**Kitchen** - 2.12m x 3.46m (6'11" x 11'4")

#### Dining Room

**Guest Cloakroom / WC** - 0.88m x 1.6m (2'10" x 5'2")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 2.99m x 4.87m (9'9" x 15'11")

**Bedroom 2** - 3.36m x 2.88m (11'0" x 9'5")

**Bedroom 3** - 1.91m x 3.36m (6'3" x 11'0")

**Bathroom** - 2.42m x 2m (7'11" x 6'6")

### OUTSIDE

#### Extensive Driveway

#### Lawned Front Garden

#### Garage

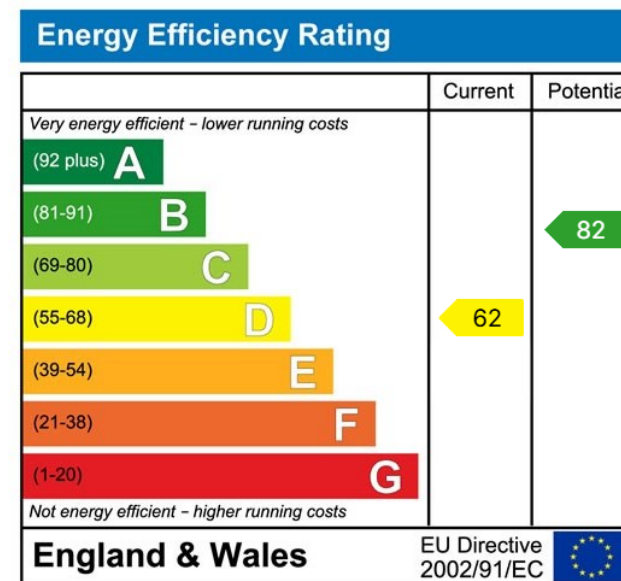
#### Rear Garden

EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property to be of a DRHH Part Brick / Part Cladded Construction (this is to be checked by any potential buyers conveyancing solicitor or surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





- MOST APPEALING SEMI-DETACHED RESIDENCE
- EXTENSIVE DRIVEWAY
- THREE WELL PROPORTIONED BEDROOMS
- RUSSELLS HALL HOSPITAL CLOSE BY
- EARLY VIEWING ADVISED
- FANTASTIC SIZED PLOT
- NO UPWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- GOOD RANGE OF AMENITIES & SCHOOLING WITHIN CLOSE PROXIMITY
- 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.