



Taylors

Mallows Grove, Dudley, DY1 4SU

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A BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, MODERN STYLE, TWO BEDROOM, END-OF-TERRACE RESIDENCE superbly situated within this VERY WELL DESIGNED & SOUGHT AFTER DEVELOPMENT, and furthermore encompassing a STYLISHLY PRESENTED & NICELY DECORATED layout of accommodation with Double Glazing & Gas Central Heating. This DECEPTIVELY SPACIOUS PROPERTY offers an EXCITING OPPOTUNITY for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder & looking to purchase a WONDERFUL FAMILY HOME, which is 'Turn-Key-Ready', low Maintenance and all together offers the IDEAL COMBINATION of contemporary living, manageable living costs and a hugely convenient residential location. This IDEAL STARTER HOME has a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING, LOCAL AMENITIES (Such as Merry Hill Shopping Complex) & Regular Transport Links (Such as Dudley Port, Tipton & Coseley Train Stations) close by, and furthermore has the Popular Dudley Zoo & Well-Renowned Black Country Museum close by, together with having the nearby CASTLE GATE complex within walking distance which is home to a Bowling Alley, Cinema and numerous eateries / restaurants. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Entrance Hallway, Attractive & Good Sized Sitting Room, Spacious & Modern Well Fitted Kitchen Breakfast Room, Guests Cloakroom / W.C, Landing, Two Large & Well Proportioned First Floor Bedrooms and Well Appointed White Suite House Bathroom. Externally with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING and Secluded & Well Maintained Rear Garden with Pleasant Lawn & Spacious Initial Patio Area for Alfresco Dining. Potential Buyers would like to be made aware that this property is also being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hallway

Attractive & Good Sized Sitting Room - 4.42m x 3.97m (14'6" x 13'0")

Modern & Spacious Well Fitted Kitchen - 4.51m x 3.8m (14'9" x 12'5")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 4.52m x 3.42m (14'9" x 11'2")

Bedroom 2 - 4.5m x 2.67m (14'9" x 8'9")

White Suite House Bathroom - 2.09m x 1.87m (6'10" x 6'1")

OUTSIDE

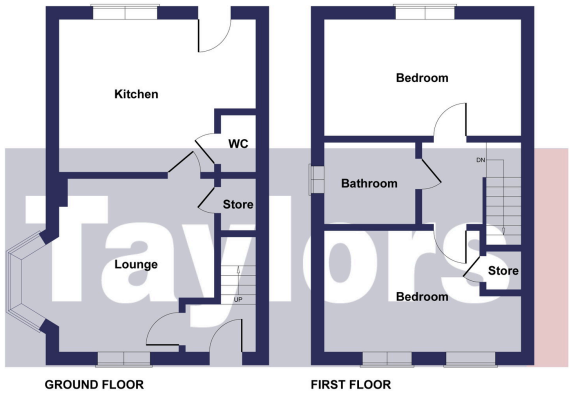
Impressive Driveway

Secluded & Well Maintained Rear Garden

EPC: B. 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 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: The property is Freehold but there is a annual service charge of approximately £300 per year. 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).

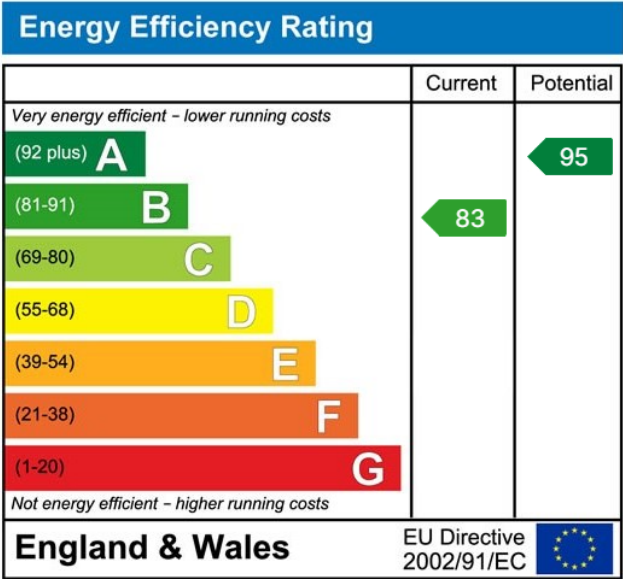


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be taken 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).

- BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, END-OF-TERRACE RESIDENCE
- NO UPWARD CHAIN
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- DUDLEY ZOO & BLACK COUNTRY LIVING MUSEUM WITHIN WALKING DISTANCE
- SUPERBLY SITUATED WITHIN THIS POPULAR & WELL DESIGNED DEVELOPMENT
- SPACIOUS & MODERN WELL FITTED KITCHEN / BREAKFAST ROOM
- IMPRESSIVE TARMAC DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- SECLUDED & WELL MAINTAINED REAR GARDEN
- FANTASTIC RANGE OF AMENITIES & LOCAL SCHOOLING 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.