

Taylors

Osprey Drive, Russells Hall, Dudley, DY1 2JS

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A STUNNING, BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, FOUR BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a TREMENDOUSLY SPACIOUS LAYOUT of accommodation with both Double Glazing & Gas Central Heating. This GORGEOUS & SUPERBLY PROPORTIONED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a FANTASTIC FAMILY HOME, which is STYLISHLY DECORATED throughout, and altogether provides the PERFECT COMBINATION of Modern & Versatile Family Living, IMMACULATELY MAINTAINED 'Ready-to-move-into' Accommodation & a HUGELY POPULAR RESIDENTIAL LOCATION. An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & STANDARD of the accommodation on offer, which in brief comprises: Reception Hall, Stylish Sitting Room, Stunning & Extended Well Fitted Kitchen with Island, Integrated Appliances & being OPEN PLAN to a Gorgeous Living & Dining Area, Luxury Ground Floor Shower Room, Useful Utility Room, Spacious Ground Floor 4th Bedroom (Could be used as a Further Reception Room if preferred), Landing, Three Well Proportioned First Floor Bedrooms, Modern Well Appointed House Bathroom & Versatile Loft Space. Externally with Good Sized & Impressive Driveway which provides OFF ROAD PARKING for Numerous Vehicles and Beautifully Landscaped & Secluded Rear Garden with Low Maintenance Astro Turf Lawn & Lovely Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stunning & Extended Well Fitted Kitchen being OPEN PLAN to Living & Dining Areas - 8.23m x 5.75m (27'0" x 18'10")

Stylish Sitting Room - 4.19m x 3.65m (13'8" x 11'11")

Luxury Ground Floor Shower Room - 2.1m x 1.97m (6'10" x 6'5")

Useful Utility Room - 2.19m x 1.82m (7'2" x 5'11")

Ground Floor Bedroom / Bedroom 4 - 3.91m x 2.41m (12'9" x 7'10")

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 3.15m (12'1" x 10'4")

Bedroom 2 - 3.66m x 2.84m (12'0" x 9'3")

Bedroom 3 / Office - 2.82m x 1.87m (9'3" x 6'1")

Modern Well Appointed House Bathroom - 1.88m x 1.62m (6'2" x 5'3")

OUTSIDE

Large & Impressive Driveway

Beautifully Landscaped Astro Turf 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 to be of a DRHH Part Brick / Part Cladded 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).





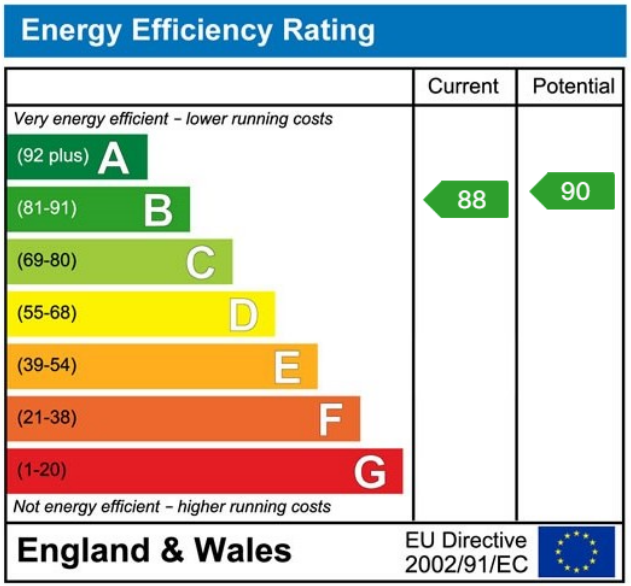
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FOR GUIDE PURPOSES ONLY:
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- BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- GOOD SIZED & IMPRESSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- LUXURY WELL APPOINTED GROUND FLOOR SHOWER ROOM
- MODERN WELL APPOINTED FIRST FLOOR HOUSE BATHROOM
- MODERN WELL APPOINTED FIRST FLOOR HOUSE BATHROOM STUNNING FITTED KITCHEN WITH ISLAND, INTEGRATED APPLIANCES & BEING OPEN PLAN TO LIVING/ DINING AREAS
- RUSSELLS HALL HOSPITAL & DUDLEY TOWN CENTRE WITHIN CLOSE PROXIMITY
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- BEAUTIFULLY LANDSCAPED ASTRO TURF REAR GARDEN
- EXCELLENT RANGE OF LOCAL SCHOOLING & AMENITIES CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS & LARGE GROUND FLOOR 4TH BEDROOM





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.