

Taylors

Selborne Road, Dudley, DY2 8LB

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An EXCEPTIONAL & RARE opportunity to acquire this TRULY CHARMING and BEAUTIFULLY PRESENTED, FOUR BEDROOM, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE.. Bursting with character, original features & traditional appeal, this delightful family home effortlessly combines the elegance of a 'Victorian' era with the comforts and practicality of modern-day living. Offering generous and versatile accommodation arranged over three floors, including two reception rooms, a conservatory and a thoughtfully converted loft providing a fourth bedroom, this is a property that really does have so much to offer. The ground floor offers two separate reception rooms, providing excellent flexibility for family life and entertaining.The versatility of having two reception rooms is a particularly attractive feature, allowing different generations of the family to enjoy their own space while still maintaining a wonderful sense of togetherness. A further highlight is the delightful conservatory, which provides an additional living area and a lovely connection between the home and its rear garden. The accommodation continues to impress across the upper floors, with all FOUR bedrooms offering flexibility for a variety of family arrangements. Particularly noteworthy is the converted loft, which provides a fourth bedroom, adding valuable additional accommodation and making excellent use of the property's space. The Three Bedrooms to the first floor are comfortable & practical in size and enjoy a tasteful decor. The property also benefits from a LUXURY White Suite family bathroom, serving the accommodation and completing the practical requirements of a busy family household. Outside, the delightful rear garden offers a welcome retreat from everyday life and provides an inviting outdoor space to enjoy. The full internal layout of accommodation in brief comprises: Impressive Reception Hall with Feature Stained Glass Windows, Attractive Bay Fronted Sitting Room, Separate Dining Room / Further Reception Room, Delightful Conservatory, Guests Cloakroom, Modern & Spacious Well Fitted Breakfast Kitchen, First Floor Landing, Three Well Proportioned First Floor Bedrooms, Luxury Well Appointed Four Piece Suite House Bathroom & Top Floor Master Bedroom / Loft Room with En-Suite Shower Room. Externally with Well Maintained Fore Garden & Secluded Cottage Style Rear Garden.

ROOM DIMENSIONS

Impressive Reception Hall

Guests Cloakroom / W.C

Attractive Bay Fronted Sitting Room - 5.31m x 4.06m (17'5" x 13'3")

Separate Dining Room / Further Reception Room - 4.17m x 3.38m (13'8" x 11'1")

Delightful Conservatory - 4.32m x 3.25m (14'2" x 10'7")

Modern Well Fitted Breakfast Kitchen - 7.5m x 2.68m (24'7" x 8'9")

Bedroom 4 - 3.07m x 2m (10'0" x 6'6")

Bedroom 3 - 3.81m x 3.38m (12'6" x 11'1")

Bedroom 2 - 4.06m x 3.38m (13'3" x 11'1")

Luxury Well Appointed Four Piece Suite House Bathroom

Bedroom 1 - 4.37m x 4.01m (14'4" x 13'1")

En-Suite Shower Room

Well Maintained Fore Garden

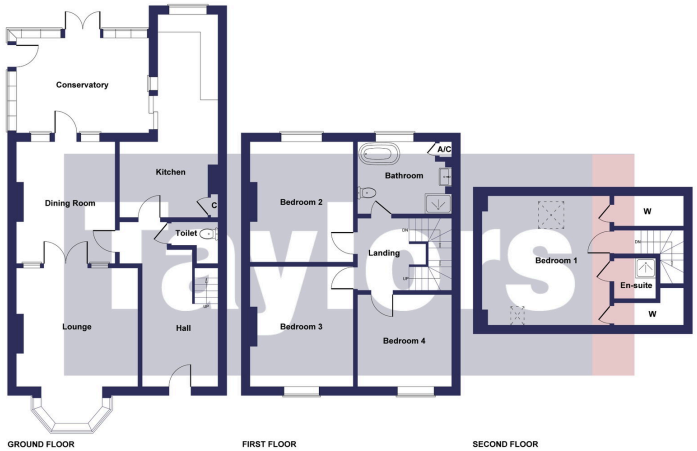
Secluded & Lovely Rear Garden

EPC: D. Council Tax Band: C. All main services connected. 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.





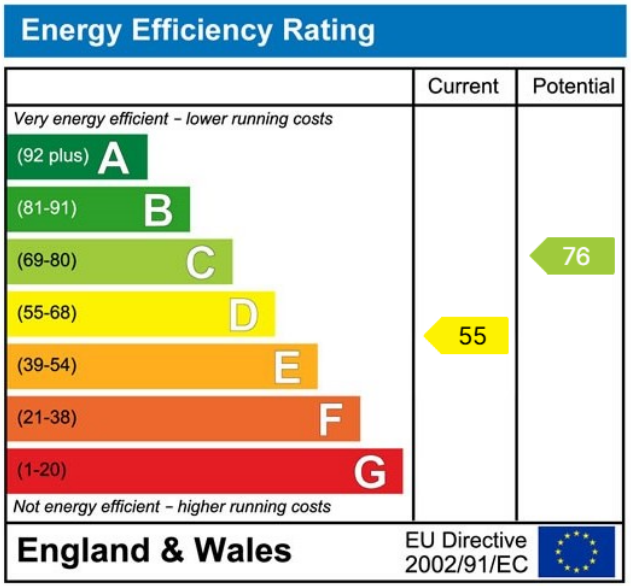
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- EARLY VIEWING ESSENTIAL
- TREMENDOUSLY SPACIOUS YET EXTREMELY CHARACTERFUL LAYOUT OF ACCOMMODATION
- BEAUTIFULLY POSITIONED OVER LOOKING BUFFERY PARK
- FOUR GOOD SIZED & WELL PROPORTIONED BEDROOMS
- TOP FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LUXURY WELL APPPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- SPACIOUS & MODERN WELL FITTED BREAKFAST KITCHEN
- TWO CHARMING & FLEXIBLE RECEPTION ROOMS AND DELIGHTFUL CONSERVATORY
- EXCELLENT RANGE OF FANTASTIC AMENITIES & LOCAL SCHOOLING CLOSE BY
- TRULY CHARMING & GORGEOUSLY PRESENTED, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE





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