



Elm Green, Old Park Farm Estate, Dudley
DY1 3RE

Taylors

Offers in the Region of
£235,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

STYLISH THREE-BEDROOM FAMILY HOME! IMMACULATELY PRESENTED! Ideally positioned within the popular 'Greens'/Old Park Farm estate in Dudley, this attractive family home offers beautifully presented accommodation throughout and represents an excellent opportunity for first-time buyers and young families alike.

The property benefits from gas central heating and double glazing, with the well-planned accommodation briefly comprising: entrance hallway with useful understairs storage, bright lounge, dining kitchen with a range of integrated appliances, utility room and modern ground-floor shower room. The first-floor landing leads to **THREE GENEROUS BEDROOMS** and a stunning family bathroom. Externally, the property further benefits from an enclosed rear garden and spacious driveway to the fore, providing ample off-road parking.

A superb, move-in-ready family - Early viewing is highly recommended!

Council Tax - A EPC - C Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected. Broadband/Mobile coverage:

checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall with understairs storage.

Lounge - 5.66m x 3.28m max (18'7" x 10'9" max)

Kitchen Diner - 3.78m max x 3.61m (12'5" max x 11'10")

Utility Room/ Side Hall - 5.03m x 2.39m (16'6" x 7'10")

Shower Room - 3.05m x 1.19m (10'0" x 3'11")

First Floor Landing

Bedroom - 3.4m max x 3.35m (11'2" max x 11'0") with built in storage.

Bedroom - 3.78m x 3.3m max (12'5" x 10'10" max) with built in storage

Bedroom - 3.12m x 2.08m (10'3" x 6'10")

Bathroom - 2.08m x 1.93m (6'10" x 6'4")

Enclosed Rear Garden

Driveway To Fore

Taylor's





Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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- BEAUTIFULLY PRESENTED THROUGHOUT BY CURRENT OWNERS
- POPULAR "OLD PARK FARM ESTATE"
- MODERN DOWNSTAIRS SHOWER ROOM & STUNNING FAMILY BATHROOM UPSTAIRS
- THREE BEDROOM SEMI DETACHED FAMILY HOME

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MISREPRESENTATION ACT 1967

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