


Taylors

# Corbyn Road, Russells Hall, Dudley, DY1 2LA

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A SUPERBLY PROPORTIONED & MOST APPEALING, TWO BEDROOM, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation.

This DELIGHFULLY ARRANGED PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is WELL MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Practical Living, Well Proportioned Accommodation & a Hugely Convenient Residential Location.

'Corbyn Road' forms part of the SOUGHT AFTER AREA of Russells Hall, which has an EXTENSIVE RANGE of DESIRABLE SCHOOLING & Regular Transport Links close by, together with having a FANTASTIC ARRAY of Local Amenities (Such as Russells Hall Hospital & Dudley Town Centre) close by.

An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Guests Cloakroom / W.C, Spacious Dual Aspect Through Lounge with Dining Area, Modern Well Fitted Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & Attractive Well Appointed House Wet Room.

Externally with Lawned Fore Garden, Paved Driveway which provides OFF ROAD PARKING and Secluded Rear Garden with Well Maintained Lawn, Shrubbed Boarders & Initial Patio Area for Alfresco Dining. Potential Buyers would also like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

**ROOM DIMENSIONS** (Measurements taken at widest available points)

**GROUND FLOOR**

**Entrance Hallway**

**Guests Cloakroom / W.C**

**Spacious Dual Aspect Through Lounge Diner** - 6.56m x 2.98m (21'6" x 9'9")

**Modern Well Fitted Kitchen** - 3.68m x 1.95m (12'0" x 6'4")

**FIRST FLOOR**

**Bedroom 1** - 5.03m x 2.98m (16'6" x 9'9")

**Bedroom 2** - 3.58m x 3.03m (11'8" x 9'11")

**Well Appointed House Wet Room** - 2.21m x 1.69m (7'3" x 5'6")

**OUTSIDE**

**Lawned Fore Garden & Paved Driveway**

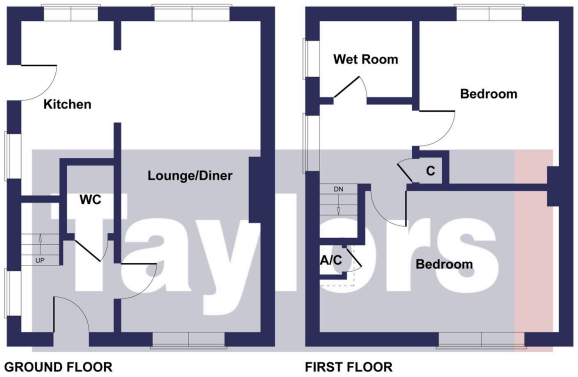
**Secluded & Well Maintained Rear Garden**

EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type with Gas Central Heating and a Combination of Single & Double Glazing (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).





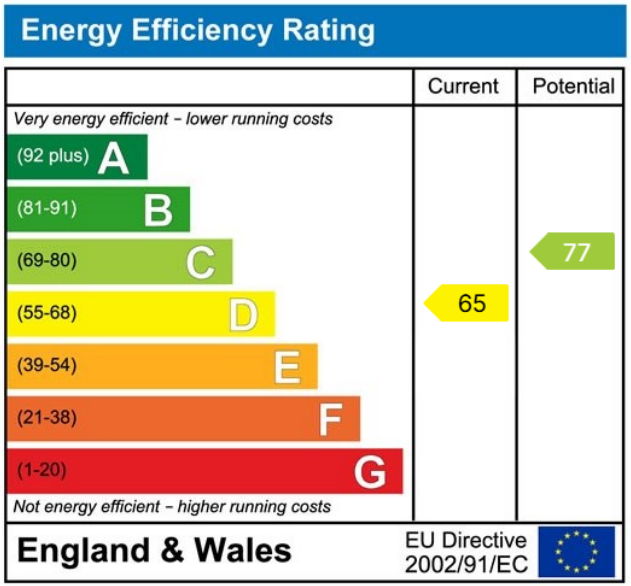
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- VERY WELL PROPORTIONED & MOST APPEALING, SEMI-DETACHED RESIDENCE
- MODERN WELL FITTED KITCHEN
- LOVELY & SECLUDED REAR GARDEN
- NO UPWARD CHAIN
- RUSSELLS HALL HOSPITAL CLOSE BY
- EXCELLENT RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- POPULAR RESIDENTIAL LOCATION
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EARLY VIEWING ADVISED
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER






**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.