

102 Dudley Road
Tipton
West Midlands
DY4 8DL

Taylors



A truly amazing period property that offers enormous living space over four storeys and retains many wonderful original features. Being within walking distance of local amenities including Tipton Train Station & High Street this delightful family home has FIVE BEDROOMS & also boasts; imposing reception hallway with Minton-Tiled floors, generous lounge & dining room, guest W/C, inner hall, 24 ft breakfast-dining-kitchen, rear vestibule, full height cellar that offers two rooms (one of which is 22ft in length), first floor landing offering access to bedrooms 1, 2, 3 & 4 as well as family bathroom, second floor landing offers access to main bedroom & large storage room that could be used as a study or possible 6th bedroom. Outside there is a well maintained and delightful rear garden. Viewing is essential!

EPC - D

Council Tax Band - B

Tenure - Freehold

SEDGLEY

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

www.taylors-estateagents.co.uk

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Imposing reception hallway with Minton tiled flooring, stairs to first floor and doors leading to:

Lounge 17'8" into bay by 15'2" max

Sitting room 15'2" max 15'2"

Guest WC 7'0" by 3'4"

Inner hall

Dining breakfast kitchen 24'6" max by 12'3"

Rear vestibule with door leading to side entrance

Full height Cellar

Room one 22'6" max by 17'0" max

Room two 15'2" max by 15'0"

FIRST FLOOR

First floor landing with large store and doors leading to:

Bedroom 19"10 by 11"10

Family bathroom 10'5" by 6'2"

Bedroom 15'2" max by 15'1"

Bedroom 15'4" max by 15'0"

Bedroom 16'5" max by 11'9"

Second floor landing with ceiling light and doors to:

Bedroom 14'10" max by 15'1" max

Large store room / potential office 11'2" by 8'6" max

OUTSIDE

Delightful enclosed rear garden

Small garden to fore

Part Double Glazing and Part Central Heated

GENERAL INFORMATION

TENURE: The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of

the property and the buyer is advised to obtain verification from their solicitor or surveyor.

SERVICES: We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

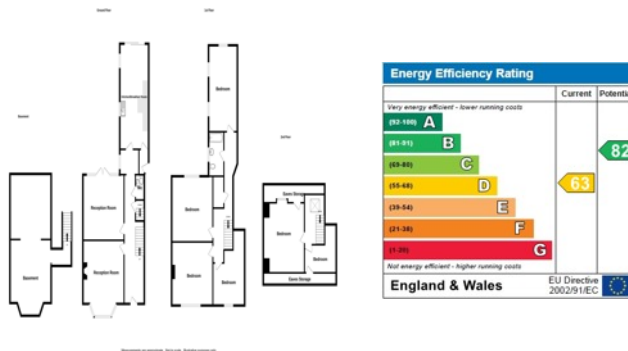
FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price, together with remaining carpets, curtains, blinds and light fittings. Other items are available at a nominal OR NO cost by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING: By arrangement through SEDGLEY OFFICE (01902) 880888

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation or any points.

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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



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 himself 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 in relation to this property.

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