



182 Attingham Drive
Dudley, DY1 3HY

Taylors

Taylors

182 Attingham Drive
Dudley

Offers in the region of £ 399,950

An OUTSTANDING EXECUTIVE DETACHED family home with additional DETACHED DOUBLE GARAGE, ideally positioned within easy reach of the town, local schools and transport links. Offering a wealth of stylish accommodation over two storeys, this impressive property briefly comprises; reception hallway, attractive lounge, stunning breakfast, kitchen, with various integrated appliances, utility room, dining room, family room/office, Guest WC, first floor landing, giving access to 4 DOUBLE BEDROOMS (all having fitted wardrobes) with ensuite shower room to Primary bedroom, family bathroom, enclosed rear garden, driveway and garden to side. Available with NO UPWARD CHAIN. EPC – TBA. Council Tax – E. Tenure – Freehold. Construction: Brick with a pitched interlocking tile roof and a small flat felt roof section at the first floor. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker SEDGLEY BRANCH

RECEPTION HALLWAY

With stairs, leading to first floor accommodation and doors to:

ATTRACTIVE LOUNGE 19'7" into by window by 12'1" max

Having central heating radiators, double glazed bay window to front double glazed window to side and timber framed French doors leading to:

DINING ROOM 11'0 by 9'0"

With a radiator, double glazed French doors to rear garden and door to:

STUNNING BREAKFAST KITCHEN 11'0" by 10'8"

Having range of wall and base units, roll edge worktops 1 1/2 sink drainer with mixer taps. Integrated appliances including fridge freezer, dishwasher double oven, hob and extractor tiled splashback, breakfast bar, tiled flooring, radiator, UPVC double glazed window to rear door to:

UTILITY ROOM 9'1" by 5'3"

Having wall and base units, stainless steel sink and draining with mixer tap and plumbing for washing machine and tumble dryer, roll edge worktop, tiled splashback, extractor and obscured double glazed door to rear.

GUEST WC 5'1" by 5'6

Having a white suite comprising of low level WC, vanity unit with bowl and mixer tap, tiled splashback, radiator, cloaks cupboard, extractor and obscure double glazed window to side.

SITTING ROOM/STUDY 9'2" by 8'5"

Having central heating radiator, with double glazed window to front.

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.

CENTRAL HEATING

The property is radiator centrally heated by a Worcester gas boiler in garage, which also provides hot water.

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 may be available 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 REGULATION 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

FIRST FLOOR LANDING

With obscured window to side, loft access, airing cupboard and doors leading to:

PRIMARY BEDROOM 15'0 max by 12'7" max

Having a range of built-in wardrobes radiator, double glazed window to front and door leading to:

ENSUITE SHOWER ROOM 9'5" max by 4'3"

White suite comprising of low-level WC, pedestal wash basin with mixer tap, tiled shower cubicle with main shower, radiator, part tiled walls and floor, obscured double glazed UPVC window to side extractor.

BEDROOM ONE 9'7 by 13'3" max

Having built in wardrobes, radiator, and two UPVC double glazed windows to front.

BEDROOM TWO 12'6" max by 10'9"

Having built in wardrobes, radiator and double glazed UPVC window to rear.

BEDROOM THREE 11'4" by 7'3"

Having built in wardrobes, radiator and double glazed UPVC window to rear.

FAMILY BATHROOM 8'6" by 7'1" max

White suite comprising of panel bath, low level WC, vanity unit with bowl and mixed tap, shower cubicle with main shower, part tiled walls, tiled flooring, heated towel radiator, extractor, double glazed window to rear.

OUTSIDE

DETACHED DOUBLE GARAGE 17'8" max by 17'1"

With power, lighting, loft space storage, two garage doors to front.

ENCLSOED REAR GARDEN

DRIVEWAY WITH GARDEN TO FORE

GENERAL INFORMATION

TENURE

The vendors advise the property will be **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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

www.taylors-estateagents.co.uk

Offices at: KINGSWINFORD HALESOWEN STOURBRIDGE BRIERLEY HILL SEDGLEY

2A DUDLEY STREET, SEDGLEY,
DUDLEY, DY3 1SB
TEL: 01902 880888 FAX: 01902 665075
EMAIL: sedgley@taylors-estateagents.co.uk

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 the nor employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Taylor's

