



4, Elmstone Close
Dudley, DY1 3LZ

Taylor's

4 Elmstone Close Dudley

Offers in Excess of
£279,950

**DETACHED*
** THREE BEDROOMS*
**SPACIOUS DINING KITCHEN*

▪ ROOM DIMENSIONS

Entrance Hallway
Guest WC 4'10" by 2'10"
Lounge 16'1" into bay by 12'6" max
Kitchen Diner 24'7" max by 11'5" max
Utility Room 7'10" by 4'2"
Garage

FIRST FLOOR

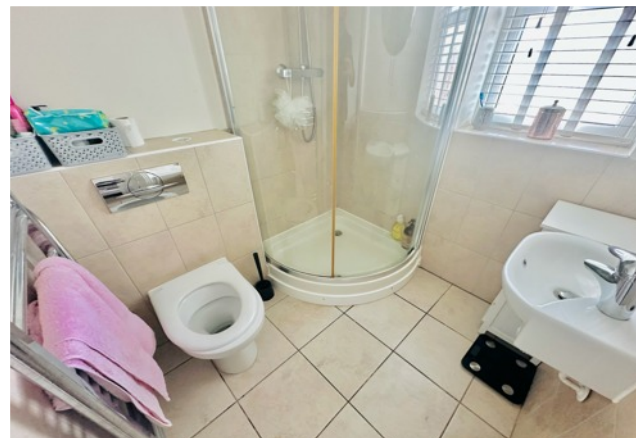
First Floor Landing Cupboard
Bedroom One 12'7" by 9'5" max with built in storage
Ensuite Shower Room 6'0" by 5'6"
Bedroom Two 7'0" by 9'1"
Bedroom Three 9'3" by 6'6" to built in wardrobes
Bathroom 7'2" max by 5'9"

OUTSIDE

Enclosed Rear Garden
Driveway and Garden to Fore

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



This most impressive, stylishly presented DETACHED FAMILY RESIDENCE is situated within a quiet cul de sac on this popular estate off Richborough Drive and in walking distance of desirable local schools, shops & other amenities. Being gas centrally heated & UPVC double glazed, this modern property also

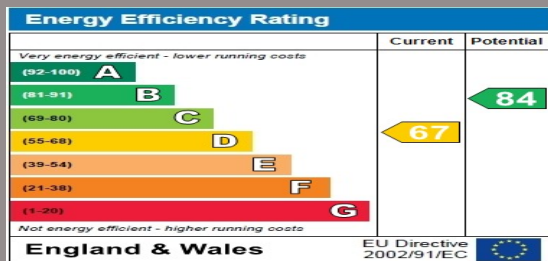
benefits from; hall, guest W/C, lounge, spacious dining kitchen, utility room, first floor landing, THREE BEDROOMS with ensuite shower room to master as well as fitted wardrobes, family bathroom, integral garage, enclosed rear garden with driveway & garden to fore. EPC - D. Council Tax - D. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. 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



Measurements are approximate, not to scale. Detailed plans are available on request only.

MISREPRESENTATION ACT 1967

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 Printed by www.stewartdigital.co.uk

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