

28 Manderston  
Close  
Dudley  
West Midlands

# Taylors



Nestled within popular cul-de-sac and in walking distance of sought after local schools and shops is available this **STYLISHLY PRESENTED** starter home. Comprising of gas central heating & UPVC double glazing, this delightful property also boasts; attractive lounge, **STUNNING DINING KITCHEN** with various integrated appliances, rear hall with guest W/C, first floor landing, **TWO DOUBLE BEDROOMS**, attractive bathroom, delightful landscaped rear garden with parking to side. EPC - C. Council Tax - C. 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/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/) [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker) **SEDGLEY BRANCH**

Viewing: By appointment through Agents **SEDGLEY OFFICE**

**Asking Price £**

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)

**28 Manderston Close  
Dudley  
West Midlands  
DY1 2TZ**

Entrance  
Attractive Lounge 17'6" into bay by 12'3"  
Stunning Dining Kitchen 12'1" by 10'8"  
Rear Hall  
Guest WC 4'8" by 3'5"

**FIRST FLOOR**

First Floor Landing  
Bedroom One 12'1" by 9'5"  
Bedroom Two 12'2" max by 9'8" max with storage  
Bathroom 5'9" by 7'2"

**OUTSIDE**

Delightful Landscaped Rear Garden  
Driveway to Side  
Brick with tiled roof UPVC windows gas central heating

**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.

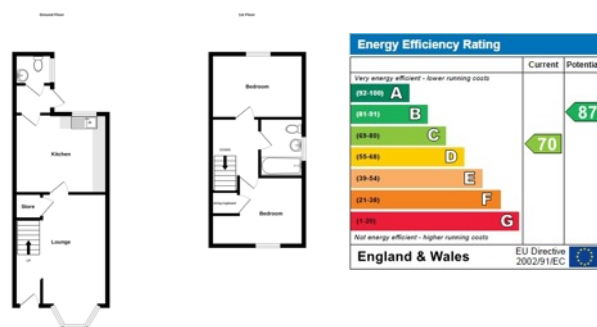
**VIEWING:** By arrangement through SEDGLEY OFFICE (01902) 880888

**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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